

# Unit 1500 SW 131st Way # 411N - Ivanhoe East at Century Village (E-U)

1500 SW 131st Way # 411N - 12955-13455 SW 16 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11542964                              |
| Status:         | Active                                 |
| Size:           | 1,052 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$249,000                              |
| List PPSF:      | \$237                                  |
| Valuated Price: | \$217,000                              |
| Valuated PPSF:  | \$206                                  |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

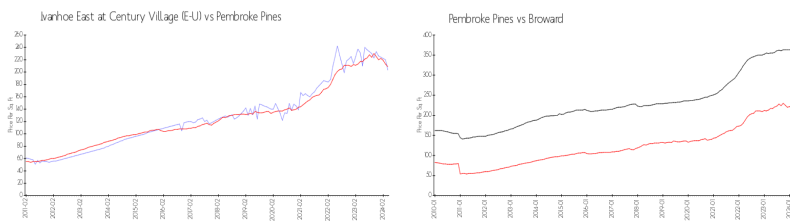
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 688 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 27  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 6   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 304E   | 1,052 sq ft | Apr 2024     | \$215,000  | \$204 |
| 201E   | 1,533 sq ft | Mar 2024     | \$318,000  | \$207 |
| 102Q   | 986 sq ft   | Mar 2024     | \$210,000  | \$213 |
| T310   | 1,351 sq ft | Mar 2024     | \$220,000  | \$163 |
| 401M   | 1,422 sq ft | Feb 2024     | \$200,000  | \$141 |
| 207Q   | 1,082 sq ft | Feb 2024     | \$212,100  | \$196 |

## Market Information



|  |               |                 |               |
|--|---------------|-----------------|---------------|
| Ivanhoe East at Century Village (E-U): | \$203/sq. ft. | Pembroke Pines: | \$209/sq. ft. |
| Pembroke Pines:                        | \$209/sq. ft. | Broward:        | \$348/sq. ft. |

## Inventory for Sale

|                                       |    |
|---------------------------------------|----|
| Ivanhoe East at Century Village (E-U) | 2% |
| Pembroke Pines                        | 3% |
| Broward                               | 3% |

## Avg. Time to Close Over Last 12 Months

|                                       |         |
|---------------------------------------|---------|
| Ivanhoe East at Century Village (E-U) | 56 days |
|---------------------------------------|---------|



Pembroke Pines  
Broward

54 days  
67 days