

# Unit 12601 SW 13th St # 401G - Cambridge at Century Village II & III

12601 SW 13th St # 401G - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11547403
Status:	Active
Size:	1,428 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$228
Valuated Price:	\$256,000
Valuated PPSF:	\$179

*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:	620
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

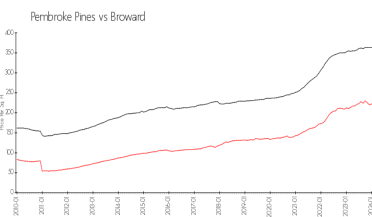
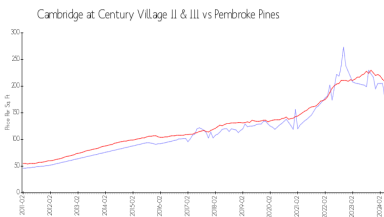
## Building Association Information

Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208G	1,065 sq ft	Apr 2024	\$177,500	\$167
313Q	1,100 sq ft	Mar 2024	\$190,000	\$173
410s	602 sq ft	Mar 2024	\$146,000	\$243
310L	1,192 sq ft	Jan 2024	\$240,000	\$201
201M	1,507 sq ft	Jan 2024	\$299,000	\$198
309S	1,100 sq ft	Jan 2024	\$239,000	\$217

## Market Information



Cambridge at Century Village II & III: \$177/sq. ft.  
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale



Cambridge at Century Village II & III	2%
Pembroke Pines	3%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Cambridge at Century Village II & III	52 days
Pembroke Pines	54 days
Broward	67 days