

# Unit 13455 SW 16th Ct # 302F - Ivanhoe East at Century Village (E-U)

13455 SW 16th Ct # 302F - 12955-13455 SW 16 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11549463
Status:	Active
Size:	1,082 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$259,000
List PPSF:	\$239
Valuated Price:	\$221,000
Valuated PPSF:	\$204

*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.*

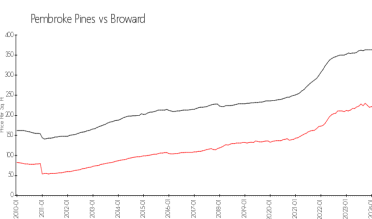
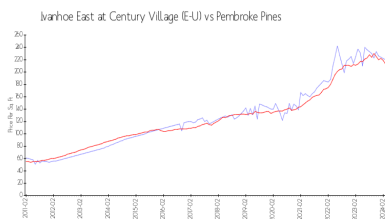
## Building Information

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