

# Unit 1200 SW 125th Ave # 415L - Cambridge at Century Village II & III

1200 SW 125th Ave # 415L - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11580046
Status:	Active
Size:	1,507 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$299,000
List PPSF:	\$198
Valuated Price:	\$241,000
Valuated PPSF:	\$160

*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:	22
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

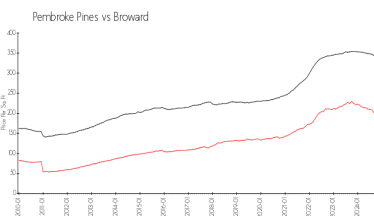
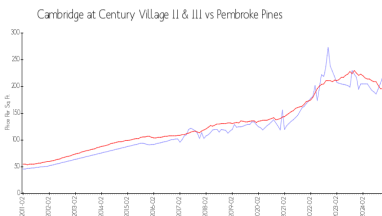
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301O	1,190 sq ft	Dec 2024	\$185,000	\$155
305Q	514 sq ft	Nov 2024	\$125,000	\$243
307Q	514 sq ft	Nov 2024	\$110,000	\$214
202T	1,100 sq ft	Nov 2024	\$275,000	\$250
402T	1,100 sq ft	Nov 2024	\$180,000	\$164

## Market Information



Cambridge at Century Village II & III: \$158/sq. ft.

Pembroke Pines: \$193/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Cambridge at Century Village II & III	4%
Pembroke Pines	4%
Broward	5%



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

Cambridge at Century Village II & III	76 days
Pembroke Pines	71 days
Broward	78 days