

# Unit 12701 SW 13th St # 406F - Cambridge at Century Village I & IV

12701 SW 13th St # 406F - 901-1401 SW 128 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11585231  
 Status: Active  
 Size: 1,192 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$299,000  
 List PPSF: \$251  
 Valuated Price: \$229,000  
 Valuated PPSF: \$192

*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: 544  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 6

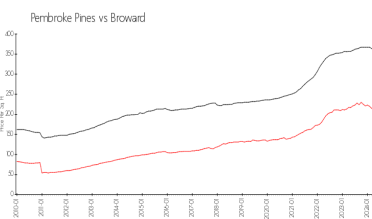
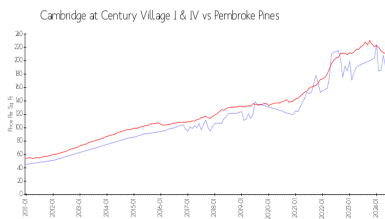
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104B	1,045 sq ft	Jul 2024	\$185,000	\$177
401B	1,533 sq ft	Jul 2024	\$245,000	\$160
201V	1,533 sq ft	Jul 2024	\$249,000	\$162
208E	1,192 sq ft	Jun 2024	\$224,000	\$188
306C	1,192 sq ft	May 2024	\$250,000	\$210
310C	1,192 sq ft	May 2024	\$210,000	\$176

## Market Information



Cambridge at Century Village I & IV: \$189/sq. ft.  
 Pembroke Pines: \$205/sq. ft.

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 Broward: \$349/sq. ft.

### **Inventory for Sale**

Cambridge at Century Village I & IV	4%
Pembroke Pines	3%
Broward	4%

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

Cambridge at Century Village I & IV	53 days
Pembroke Pines	58 days
Broward	70 days