

# Unit 12900 SW 13th St # 412E - Hawthorne at Century Village

12900 SW 13th St # 412E - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11599459
Status:	Active
Size:	1,106 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$310,000
List PPSF:	\$280
Valuated Price:	\$253,000
Valuated PPSF:	\$229

*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:	416
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

## Building Association Information

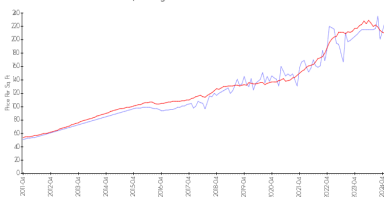
Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

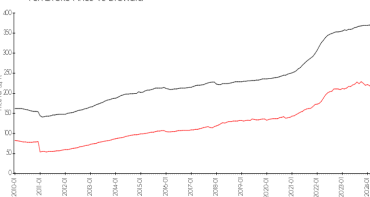
Unit #	Size	Closing Date	Sale Price	PPSF
411E	1,192 sq ft	May 2024	\$300,000	\$252
303B	1,192 sq ft	May 2024	\$270,000	\$227
411A	1,351 sq ft	Mar 2024	\$275,000	\$204
107G	1,192 sq ft	Feb 2024	\$211,200	\$177
111D	1,192 sq ft	Feb 2024	\$340,000	\$285

## Market Information

Hawthorne at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Hawthorne at Century Village:	\$225/sq. ft.	Pembroke Pines:	\$210/sq. ft.
Pembroke Pines:	\$210/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Hawthorne at Century Village 4%



Pembroke Pines	3%
Broward	4%

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

Hawthorne at Century Village	57 days
Pembroke Pines	57 days
Broward	69 days