

Unit 1200 SW 125th Ave # 302L - Cambridge at Century Village II & III

1200 SW 125th Ave # 302L - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

Unit Information

| | |
|-----------------|-----------|
| MLS Number: | A11600395 |
| Status: | Active |
| Size: | 0 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$200,000 |
| Valuated Price: | \$202,000 |
| Valuated PPSF: | \$193 |

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

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|--|-----|
| Number of units: | 620 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 22 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 5 |

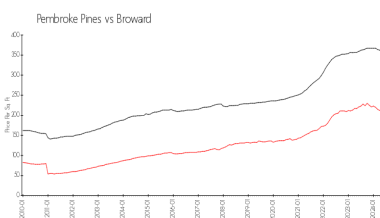
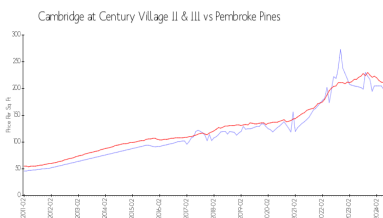
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 305M | 1,350 sq ft | Jul 2024 | \$258,000 | \$191 |
| 204G | 1,192 sq ft | Jun 2024 | \$235,000 | \$197 |
| 214N | 1,045 sq ft | Jun 2024 | \$180,000 | \$172 |
| 409T | 1,020 sq ft | Jun 2024 | \$185,000 | \$181 |
| 301Q | 1,190 sq ft | May 2024 | \$207,200 | \$174 |

Market Information



| | | | |
|--|---------------|-----------------|---------------|
| Cambridge at Century Village II & III: | \$193/sq. ft. | Pembroke Pines: | \$205/sq. ft. |
| Pembroke Pines: | \$205/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

Cambridge at Century Village II & III 2%



| | |
|----------------|----|
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------------|---------|
| Cambridge at Century Village II & III | 50 days |
| Pembroke Pines | 58 days |
| Broward | 70 days |