

# Unit 12755 SW 16th Ct # 206B - Garfield at Century Village (A-D)

12755 SW 16th Ct # 206B - 12750 SW 15 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11604975
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$225,000
List PPSF:	\$245
Valuated Price:	\$206,000
Valuated PPSF:	\$224

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:	192
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Recent Sales

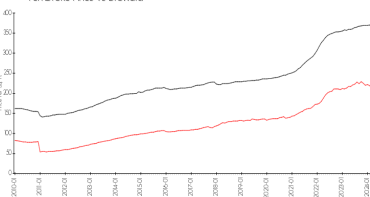
Unit #	Size	Closing Date	Sale Price	PPSF
308B	920 sq ft	May 2024	\$170,000	\$185
112B	1,300 sq ft	Mar 2024	\$265,000	\$204
304 A		Jan 2024	\$170,000	
201B	1,300 sq ft	Jan 2024	\$247,000	\$190
205D	1,000 sq ft	Jan 2024	\$300,000	\$300
A-403	920 sq ft	Jan 2024	\$230,000	\$250

## Market Information

Garfield at Century Village (A-D) vs Pembroke Pines



Pembroke Pines vs Broward



Garfield at Century Village (A-D):	\$225/sq. ft.	Pembroke Pines:	\$210/sq. ft.
Pembroke Pines:	\$210/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Garfield at Century Village (A-D)	2%
Pembroke Pines	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Garfield at Century Village (A-D)	42 days
Pembroke Pines	57 days
Broward	69 days

