

# Unit 800 SW 131st Ave # 408F - Kingsley at Century Village

800 SW 131st Ave # 408F - 13155-13255 SW 7 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11613282  
 Status: Active  
 Size: 957 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$170,000  
 List PPSF: \$178  
 Valuated Price: \$175,000  
 Valuated PPSF: \$183

*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: 728  
 Number of active listings for rent: 0  
 Number of active listings for sale: 36  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

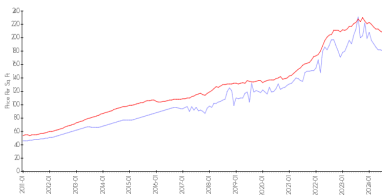
Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

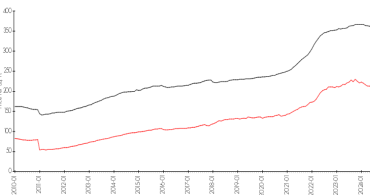
| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 214B   | 953 sq ft | Aug 2024     | \$171,000  | \$179 |
| 310K   | 685 sq ft | May 2024     | \$160,000  | \$234 |
| 406K   | 953 sq ft | Apr 2024     | \$180,000  | \$189 |
| 110L   | 685 sq ft | Mar 2024     | \$145,000  | \$212 |
| 312D   | 953 sq ft | Mar 2024     | \$170,000  | \$178 |

## Market Information

Kingsley at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Kingsley at Century Village: \$180/sq. ft.  
 Pembroke Pines: \$206/sq. ft.

Pembroke Pines: \$206/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Kingsley at Century Village 5%



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

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

|                             |         |
|-----------------------------|---------|
| Kingsley at Century Village | 67 days |
| Pembroke Pines              | 62 days |
| Broward                     | 72 days |