

Unit 1251 SW 125th Ave # 102T - Cambridge at Century Village II & III

1251 SW 125th Ave # 102T - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	A11616220
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$345,000
List PPSF:	\$314
Valuated Price:	\$209,000
Valuated PPSF:	\$190

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:	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

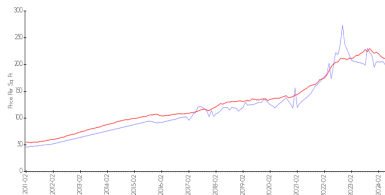
Century Village Pembroke Pines
 13800 SW 5th Ct,
 Pembroke Pines, FL 33027
 (954) 431-2137

Recent Sales

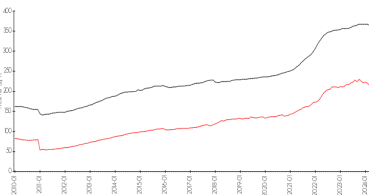
Unit #	Size	Closing Date	Sale Price	PPSF
305M	1,350 sq ft	Jul 2024	\$258,000	\$191
204G	1,192 sq ft	Jun 2024	\$235,000	\$197
214N	1,045 sq ft	Jun 2024	\$180,000	\$172
409T	1,020 sq ft	Jun 2024	\$185,000	\$181
301Q	1,190 sq ft	May 2024	\$207,200	\$174

Market Information

Cambridge at Century Village II & III vs Pembroke Pines



Pembroke Pines vs Broward



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