

# Unit 13705 SW 12th St # 412B - Suffolk at Century Village (A-O)

13705 SW 12th St # 412B - 13700-13800 SW 14 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11623383
Status:	Active
Size:	1,533 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$349,900
List PPSF:	\$228
Valuated Price:	\$312,000
Valuated PPSF:	\$204

*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:	740
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	2%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	3

## Building Association Information

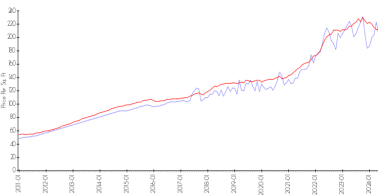
SUFFOLK AT CENTURY VILLAGE  
 CONDOMINIUM #II ASSOCIATION, INC.  
 13460 SW 10TH STREET SUITE 101  
 PEMBROKE PINES, FL 33027

## Recent Sales

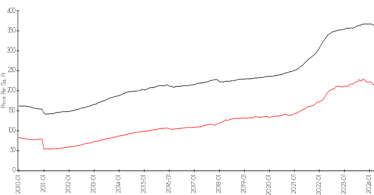
Unit #	Size	Closing Date	Sale Price	PPSF
207N	1,207 sq ft	Jul 2024	\$235,000	\$195
305 D	1,207 sq ft	Jun 2024	\$242,500	\$201
110F	1,364 sq ft	May 2024	\$355,000	\$260
208J	1,207 sq ft	Apr 2024	\$335,000	\$278
203N	1,364 sq ft	Apr 2024	\$215,000	\$158
114A	1,207 sq ft	Apr 2024	\$277,000	\$229

## Market Information

Suffolk at Century Village (A-O) vs Pembroke Pines



Pembroke Pines vs Broward



Suffolk at Century Village (A-O):	\$200/sq. ft.	Pembroke Pines:	\$205/sq. ft.
Pembroke Pines:	\$205/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale



Suffolk at Century Village (A-O)	2%
Pembroke Pines	3%
Broward	4%

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

Suffolk at Century Village (A-O)	58 days
Pembroke Pines	58 days
Broward	70 days