

# Unit 12950 SW 13th St # 303D - Hawthorne at Century Village

12950 SW 13th St # 303D - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11646076  
 Status: Active  
 Size: 1,106 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$210,000  
 List PPSF: \$190  
 Valuated Price: \$230,000  
 Valuated PPSF: \$208

*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: 416  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

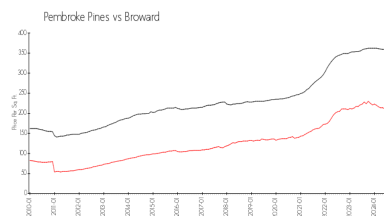
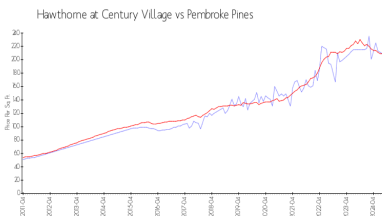
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307E	1,065 sq ft	Nov 2024	\$195,000	\$183
408A	1,192 sq ft	Sep 2024	\$205,000	\$172
107G	1,192 sq ft	Sep 2024	\$287,000	\$241
303	1,192 sq ft	Aug 2024	\$203,000	\$170
207E	1,065 sq ft	Aug 2024	\$205,000	\$192

## Market Information



Hawthorne at Century Village:	\$207/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hawthorne at Century Village: 5%  
 Pembroke Pines: 4%  
 Broward: 4%



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

Hawthorne at Century Village	66 days
Pembroke Pines	66 days
Broward	74 days