

# Unit 1200 SW 130th Ave # 312G - Hawthorne at Century Village

1200 SW 130th Ave # 312G - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11650762  
 Status: Pending  
 Size: 1,384 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$225,000  
 List PPSF: \$163  
 Valuated Price: \$253,000  
 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: 416  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

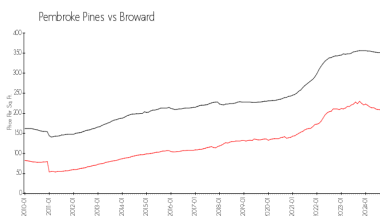
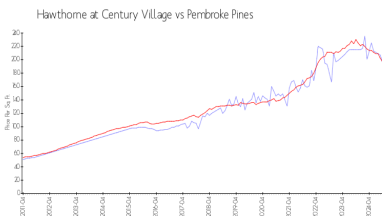
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
312E	1,106 sq ft	Dec 2024	\$225,000	\$203
304	1,192 sq ft	Dec 2024	\$239,000	\$201
404F	575 sq ft	Dec 2024	\$145,000	\$252
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

## Market Information



Hawthorne at Century Village: \$182/sq. ft.  
 Pembroke Pines: \$199/sq. ft.  
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 Broward: \$334/sq. ft.

## Inventory for Sale

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



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

Hawthorne at Century Village	63 days
Pembroke Pines	67 days
Broward	76 days