

# Unit 1300 SW 125th Ave # 403K - Cambridge at Century Village II & III

1300 SW 125th Ave # 403K - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11652553  
 Status: Active  
 Size: 1,045 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$165,000  
 List PPSF: \$158  
 Valuated Price: \$194,000  
 Valuated PPSF: \$186

*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: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

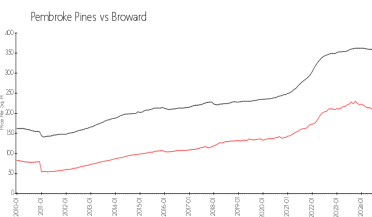
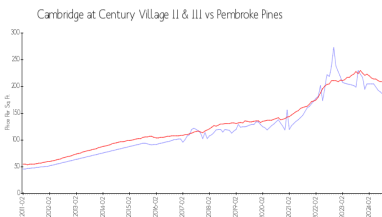
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202T	1,100 sq ft	Nov 2024	\$275,000	\$250
402T	1,100 sq ft	Nov 2024	\$180,000	\$164
102M	1,045 sq ft	Aug 2024	\$140,000	\$134
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

## Market Information



Cambridge at Century Village II & III: \$183/sq. ft.  
 Pembroke Pines: \$197/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Cambridge at Century Village II & III 3%



Pembroke Pines	4%
Broward	4%

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

Cambridge at Century Village II & III	62 days
Pembroke Pines	66 days
Broward	74 days