

# Unit 1651 SW 127th Ave # 404A - Falmouth at Century Village (A-F)

1651 SW 127th Ave # 404A - 12551-12651 SW 16 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11656663
Status:	Active
Size:	1,137 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$270,000
List PPSF:	\$237
Valuated Price:	\$202,000
Valuated PPSF:	\$178

*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

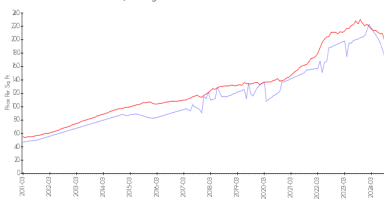
Number of units:	320
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Recent Sales

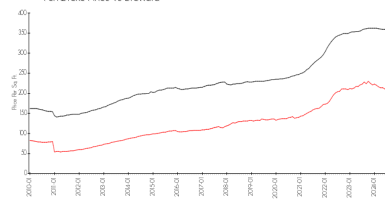
Unit #	Size	Closing Date	Sale Price	PPSF
312E	1,207 sq ft	Oct 2024	\$232,500	\$193
401C	1,533 sq ft	Sep 2024	\$273,400	\$178
106C	1,137 sq ft	Aug 2024	\$235,000	\$207
306D	1,032 sq ft	Jun 2024	\$210,000	\$203
208B	1,207 sq ft	May 2024	\$242,500	\$201

## Market Information

Falmouth at Century Village (A-F) vs Pembroke Pines



Pembroke Pines vs Broward



Falmouth at Century Village (A-F): \$175/sq. ft.

Pembroke Pines: \$197/sq. ft.

Pembroke Pines: \$197/sq. ft.

Broward: \$339/sq. ft.

## Inventory for Sale

Falmouth at Century Village (A-F)	3%
Pembroke Pines	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Falmouth at Century Village (A-F)	52 days
Pembroke Pines	66 days
Broward	74 days

