

# Unit 13705 SW 12th St # 405B - Suffolk at Century Village (A-O)

13705 SW 12th St # 405B - 13700-13800 SW 14 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11679814  
 Status: Active  
 Size: 1,207 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$319,000  
 List PPSF: \$264  
 Valuated Price: \$239,000  
 Valuated PPSF: \$198

*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: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

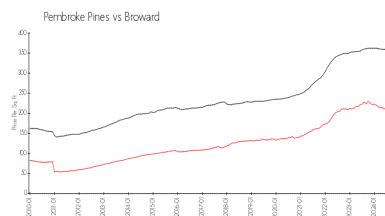
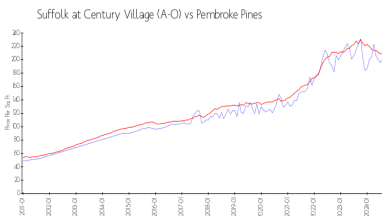
## Building Association Information

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
302 H	1,207 sq ft	Nov 2024	\$175,000	\$145
202H	1,207 sq ft	Oct 2024	\$225,000	\$186
302A	1,207 sq ft	Sep 2024	\$350,000	\$290
407F	1,207 sq ft	Aug 2024	\$240,000	\$199
108D	1,207 sq ft	Aug 2024	\$245,000	\$203

## Market Information



Suffolk at Century Village (A-O):	\$195/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

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



## Avg. Time to Close Over Last 12 Months

Suffolk at Century Village (A-O)	79 days
Pembroke Pines	66 days
Broward	74 days