

# Unit 12501 SW 14th St # 312R - Cambridge at Century Village II & III

12501 SW 14th St # 312R - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11686994  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$269,900  
 List PPSF: \$245  
 Valuated Price: \$174,000  
 Valuated PPSF: \$158

*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: 22  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

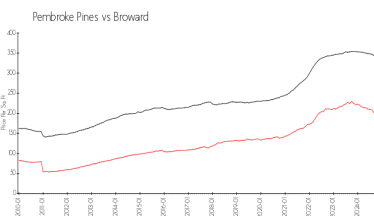
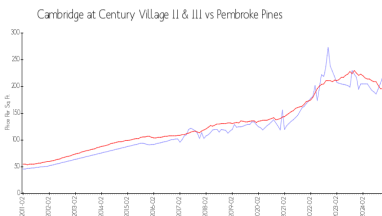
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301O	1,190 sq ft	Dec 2024	\$185,000	\$155
305Q	514 sq ft	Nov 2024	\$125,000	\$243
307Q	514 sq ft	Nov 2024	\$110,000	\$214
202T	1,100 sq ft	Nov 2024	\$275,000	\$250
402T	1,100 sq ft	Nov 2024	\$180,000	\$164

## Market Information



Cambridge at Century Village II & III: \$158/sq. ft.

Pembroke Pines: \$193/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Cambridge at Century Village II & III: 4%  
 Pembroke Pines: 4%  
 Broward: 5%



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

Cambridge at Century Village II & III	76 days
Pembroke Pines	71 days
Broward	78 days