

# Unit 13001 SW 15th Ct # 104T - Ivanhoe East at Century Village (E-U)

13001 SW 15th Ct # 104T - 12955-13455 SW 16 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11694620  
 Status: Active  
 Size: 1,052 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$314,800  
 List PPSF: \$299  
 Valuated Price: \$200,000  
 Valuated PPSF: \$190

*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.*

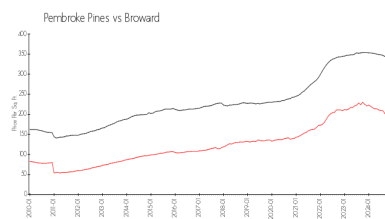
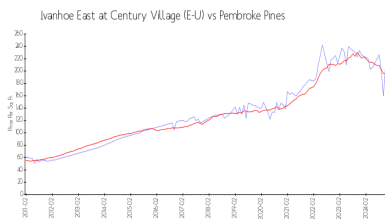
## Building Information

Number of units: 688  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414F	1,422 sq ft	Nov 2024	\$243,000	\$171
112M	1,082 sq ft	Nov 2024	\$240,000	\$222
111	1,106 sq ft	Oct 2024	\$139,000	\$126
206L	1,052 sq ft	Sep 2024	\$210,000	\$200
302L	1,082 sq ft	Aug 2024	\$229,999	\$213
310T	1,364 sq ft	Aug 2024	\$310,000	\$227
201K	1,220 sq ft	Aug 2024	\$255,000	\$209

## Market Information



Ivanhoe East at Century Village (E-U): \$193/sq. ft.

Pembroke Pines: \$193/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Ivanhoe East at Century Village (E-U) 3%  
 Pembroke Pines 4%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Ivanhoe East at Century Village (E-U) 62 days  
 Pembroke Pines 71 days  
 Broward 78 days

