

# 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:     | A11853406    |
| Status:         | Active       |
| Size:           | 1,052 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$295,000    |
| List PPSF:      | \$280        |
| Valuated Price: | \$218,000    |
| Valuated PPSF:  | \$207        |

*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:      | 20  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 24  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 7   |

## Recent Sales

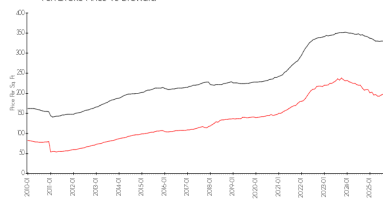
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| M411   | 1,045 sq ft | Dec 2025     | \$139,500  | \$133 |
| 304    | 1,192 sq ft | Nov 2025     | \$182,000  | \$153 |
| 107Q   | 1,082 sq ft | Nov 2025     | \$270,000  | \$250 |
| 401Q   | 1,533 sq ft | Nov 2025     | \$300,000  | \$196 |
| 301P   | 1,399 sq ft | Nov 2025     | \$225,000  | \$161 |

## Market Information

Ivanhoe East at Century Village (E-U) vs Pembroke Pines



Pembroke Pines vs Broward



Ivanhoe East at Century Village (E-U):  
\$210/sq. ft.

Pembroke Pines: \$193/sq. ft.

Pembroke Pines: \$193/sq. ft.

Broward: \$311/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                                       |         |
|---------------------------------------|---------|
| Ivanhoe East at Century Village (E-U) | 78 days |
| Pembroke Pines                        | 74 days |
| Broward                               | 88 days |

