

# Unit 13001 SW 11th Ct # 303A - Hawthorne at Century Village

13001 SW 11th Ct # 303A - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	A11915916
Status:	Active
Size:	1,192 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Other Parking
View:	
List Price:	\$256,000
List PPSF:	\$215
Valuated Price:	\$227,000
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:	416
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Building Association Information

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

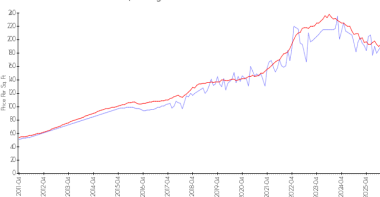
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## Recent Sales

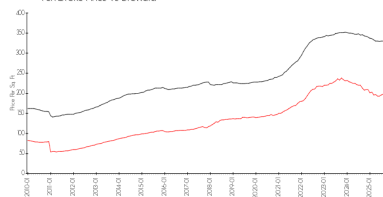
Unit #	Size	Closing Date	Sale Price	PPSF
211E	1,192 sq ft	Nov 2025	\$262,500	\$220
202D	1,106 sq ft	Nov 2025	\$245,000	\$222
111F	575 sq ft	Nov 2025	\$115,000	\$200
104F	575 sq ft	Oct 2025	\$120,000	\$209
412G	1,384 sq ft	Sep 2025	\$252,500	\$182

## Market Information

Hawthorne at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Hawthorne at Century Village: \$190/sq. ft.  
 Pembroke Pines: \$193/sq. ft.

Pembroke Pines: \$193/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Hawthorne at Century Village 3%



Pembroke Pines	3%
Broward	4%

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

Hawthorne at Century Village	115 days
Pembroke Pines	74 days
Broward	88 days