

# Unit 12701 SW 13th St # 314F - Cambridge at Century Village I & IV

12701 SW 13th St # 314F - 901-1401 SW 128 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11967260  
 Status: Active  
 Size: 1,507 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$235,000  
 List PPSF: \$156  
 Valuated Price: \$260,000  
 Valuated PPSF: \$173

*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: 544  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

## Building Association Information

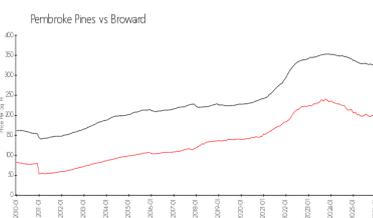
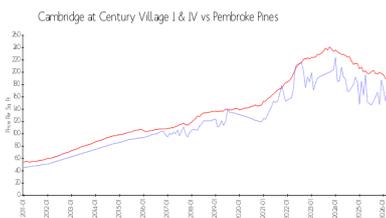
Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204A	1,192 sq ft	Mar 2026	\$275,000	\$231
410V	1,192 sq ft	Feb 2026	\$155,000	\$130
307H	1,192 sq ft	Feb 2026	\$215,000	\$180
310C	1,192 sq ft	Dec 2025	\$274,000	\$230
310F	1,192 sq ft	Dec 2025	\$208,500	\$175
113a	1,192 sq ft	Dec 2025	\$185,000	\$155
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## Market Information



Cambridge at Century Village I & IV:	\$171/sq. ft.	Pembroke Pines:	\$189/sq. ft.
Pembroke Pines:	\$189/sq. ft.	Broward:	\$306/sq. ft.



### **Inventory for Sale**

Cambridge at Century Village I & IV	3%
Pembroke Pines	4%
Broward	6%

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

Cambridge at Century Village I & IV	74 days
Pembroke Pines	75 days
Broward	89 days