

# Unit 1251 SW 125th Ave # 106T - Cambridge at Century Village II & III

1251 SW 125th Ave # 106T - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: F10429417  
 Status: Active  
 Size: 925 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$205,000  
 List PPSF: \$222  
 Valuated Price: \$161,000  
 Valuated PPSF: \$174

*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: 14  
 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: 3

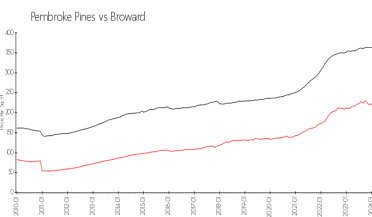
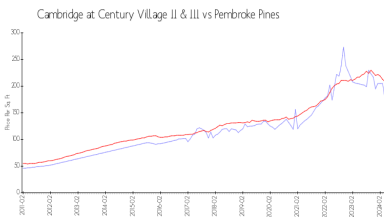
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 208G   | 1,065 sq ft | Apr 2024     | \$177,500  | \$167 |
| 313Q   | 1,100 sq ft | Mar 2024     | \$190,000  | \$173 |
| 410s   | 602 sq ft   | Mar 2024     | \$146,000  | \$243 |
| 310L   | 1,192 sq ft | Jan 2024     | \$240,000  | \$201 |
| 201M   | 1,507 sq ft | Jan 2024     | \$299,000  | \$198 |
| 309S   | 1,100 sq ft | Jan 2024     | \$239,000  | \$217 |

## Market Information



Cambridge at Century Village II & III: \$177/sq. ft.  
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale



|                                       |    |
|---------------------------------------|----|
| Cambridge at Century Village II & III | 2% |
| Pembroke Pines                        | 3% |
| Broward                               | 3% |

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

|                                       |         |
|---------------------------------------|---------|
| Cambridge at Century Village II & III | 52 days |
| Pembroke Pines                        | 54 days |
| Broward                               | 67 days |