

# Unit 13250 SW 7th Ct # 303L - Kingsley at Century Village

13250 SW 7th Ct # 303L - 13155-13255 SW 7 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |                            |
|-----------------|----------------------------|
| MLS Number:     | F10430331                  |
| Status:         | Active                     |
| Size:           | 811 Sq ft.                 |
| Bedrooms:       | 1                          |
| Full Bathrooms: | 1                          |
| Half Bathrooms: | 1                          |
| Parking Spaces: | 1 Space                    |
| View:           | Garden View,Pool Area View |
| List Price:     | \$164,900                  |
| List PPSF:      | \$203                      |
| Valuated Price: | \$162,000                  |
| Valuated PPSF:  | \$200                      |

*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:                         | 728 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 27  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 27  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

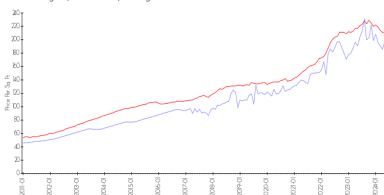
Century Village Pembroke Pines  
13800 SW 5th Ct,  
Pembroke Pines, FL 33027  
(954) 431-2137

## Recent Sales

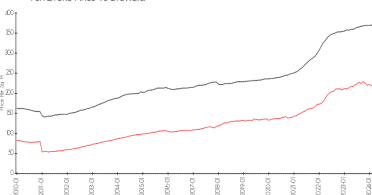
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 310K   | 685 sq ft   | May 2024     | \$160,000  | \$234 |
| 406K   | 953 sq ft   | Apr 2024     | \$180,000  | \$189 |
| 110L   | 685 sq ft   | Mar 2024     | \$145,000  | \$212 |
| 312D   | 953 sq ft   | Mar 2024     | \$170,000  | \$178 |
| 401D   | 1,166 sq ft | Feb 2024     | \$198,000  | \$170 |

## Market Information

Kingsley at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Kingsley at Century Village: \$198/sq. ft.  
Pembroke Pines: \$210/sq. ft.

Pembroke Pines: \$210/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Kingsley at Century Village 4%



|                |    |
|----------------|----|
| Pembroke Pines | 3% |
| Broward        | 3% |

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

|                             |         |
|-----------------------------|---------|
| Kingsley at Century Village | 63 days |
| Pembroke Pines              | 56 days |
| Broward                     | 69 days |