

# Unit 13700 SW 14th St # 305D - Suffolk at Century Village (A-O)

13700 SW 14th St # 305D - 13700-13800 SW 14 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	F10431123
Status:	Active
Size:	1,207 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake
List Price:	\$265,000
List PPSF:	\$220
Valuated Price:	\$271,000
Valuated PPSF:	\$225

*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:	740
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

## Building Association Information

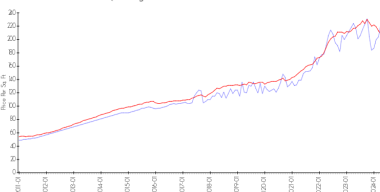
SUFFOLK AT CENTURY VILLAGE  
 CONDOMINIUM #II ASSOCIATION, INC.  
 13460 SW 10TH STREET SUITE 101  
 PEMBROKE PINES, FL 33027

## Recent Sales

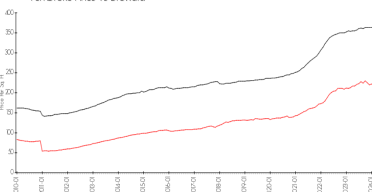
Unit #	Size	Closing Date	Sale Price	PPSF
208J	1,207 sq ft	Apr 2024	\$335,000	\$278
203N	1,364 sq ft	Apr 2024	\$215,000	\$158
114A	1,207 sq ft	Apr 2024	\$277,000	\$229
307G	1,033 sq ft	Mar 2024	\$195,000	\$189
101M	1,533 sq ft	Mar 2024	\$285,000	\$186
114C	1,533 sq ft	Mar 2024	\$285,000	\$186

## Market Information

Suffolk at Century Village (A-O) vs Pembroke Pines



Pembroke Pines vs Broward



Suffolk at Century Village (A-O):	\$223/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale



Suffolk at Century Village (A-O)	3%
Pembroke Pines	3%
Broward	3%

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

Suffolk at Century Village (A-O)	50 days
Pembroke Pines	54 days
Broward	67 days