

Unit 13100 SW 11th Ct # 304C - Hawthorne at Century Village

13100 SW 11th Ct # 304C - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	F10448539
Status:	Active
Size:	1,192 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Other View,Water View
List Price:	\$249,500
List PPSF:	\$209
Valuated Price:	\$254,000
Valuated PPSF:	\$213

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:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

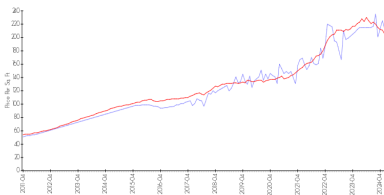
Century Village Pembroke Pines
13800 SW 5th Ct,
Pembroke Pines, FL 33027
(954) 431-2137

Recent Sales

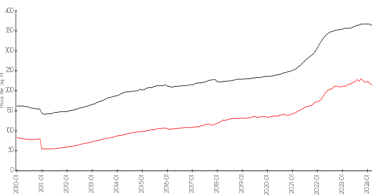
Unit #	Size	Closing Date	Sale Price	PPSF
211F	575 sq ft	Jul 2024	\$150,000	\$261
411E	1,192 sq ft	May 2024	\$300,000	\$252
303B	1,192 sq ft	May 2024	\$270,000	\$227
411A	1,351 sq ft	Mar 2024	\$275,000	\$204
107G	1,192 sq ft	Feb 2024	\$211,200	\$177
111D	1,192 sq ft	Feb 2024	\$340,000	\$285

Market Information

Hawthorne at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Hawthorne at Century Village:	\$212/sq. ft.	Pembroke Pines:	\$205/sq. ft.
Pembroke Pines:	\$205/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale



Hawthorne at Century Village	4%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Hawthorne at Century Village	60 days
Pembroke Pines	58 days
Broward	70 days