

Unit 12900 SW 13th St # 309E - Hawthorne at Century Village

12900 SW 13th St # 309E - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number: F10462260
 Status: Active
 Size: 1,192 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View: Lake
 List Price: \$356,500
 List PPSF: \$299
 Valuated Price: \$239,000
 Valuated PPSF: \$201

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: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 8

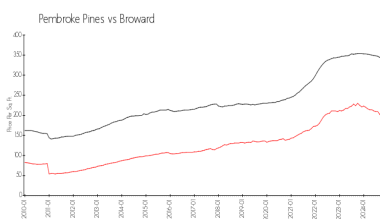
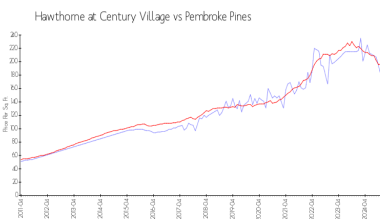
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105A	1,192 sq ft	Jan 2025	\$277,000	\$232
102 D	1,106 sq ft	Jan 2025	\$185,000	\$167
409C	1,192 sq ft	Dec 2024	\$225,000	\$189
312G	1,384 sq ft	Dec 2024	\$210,000	\$152
312E	1,106 sq ft	Dec 2024	\$225,000	\$203
304	1,192 sq ft	Dec 2024	\$239,000	\$201
404F	575 sq ft	Dec 2024	\$145,000	\$252

Market Information



Hawthorne at Century Village:	\$200/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Hawthorne at Century Village: 4%
 Pembroke Pines: 4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Hawthorne at Century Village

68 days

Pembroke Pines

71 days

Broward

78 days