

# 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:	\$224,000
Valuated PPSF:	\$188

*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:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

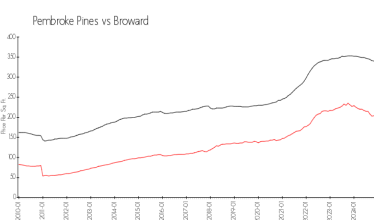
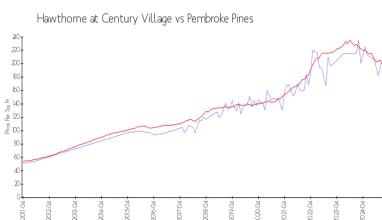
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213E	1,106 sq ft	Mar 2025	\$210,000	\$190
207H	1,192 sq ft	Feb 2025	\$145,000	\$122
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:  
Pembroke Pines: \$187/sq. ft.  
\$195/sq. ft.

Pembroke Pines:  
Broward: \$195/sq. ft.  
\$324/sq. ft.

## Inventory for Sale



Hawthorne at Century Village	3%
Pembroke Pines	4%
Broward	5%

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

Hawthorne at Century Village	79 days
Pembroke Pines	74 days
Broward	84 days