

Unit 12651 SW 16th Ct # 413B - Falmouth at Century Village (A-F)

12651 SW 16th Ct # 413B - 12551-12651 SW 16 Ct, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	F10541255
Status:	Active
Size:	1,207 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest,Open
View:	Garden
List Price:	\$246,000
List PPSF:	\$204
Valuated Price:	\$197,000
Valuated PPSF:	\$163

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.

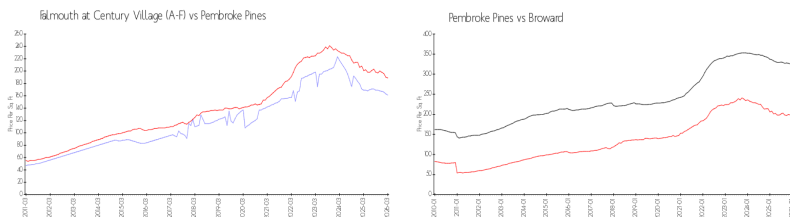
Building Information

Number of units:	320
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A305	1,207 sq ft	Mar 2026	\$206,000	\$171
406E	1,137 sq ft	Mar 2026	\$125,000	\$110
411E	1,056 sq ft	Jan 2026	\$173,000	\$164
205E	1,032 sq ft	Jan 2026	\$176,000	\$171
303E	1,207 sq ft	Nov 2025	\$210,000	\$174
410D	1,032 sq ft	Nov 2025	\$147,000	\$142
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Market Information



Falmouth at Century Village (A-F):	\$161/sq. ft.	Pembroke Pines:	\$189/sq. ft.
Pembroke Pines:	\$189/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Falmouth at Century Village (A-F)	3%
Pembroke Pines	4%
Broward	6%

Avg. Time to Close Over Last 12 Months

Falmouth at Century Village (A-F)	53 days
Pembroke Pines	75 days
Broward	89 days

