

# Unit 13101 SW 11th Ct # 106B - Hawthorne at Century Village

13101 SW 11th Ct # 106B - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: O6161644  
 Status: ACTIVE  
 Size: 1,065 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$219,000  
 List PPSF: \$206  
 Valuated Price: \$223,000  
 Valuated PPSF: \$209

*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: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## Building Association Information

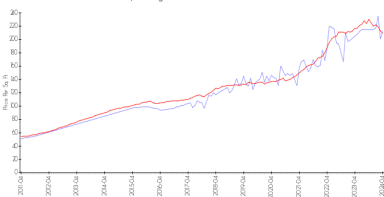
Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

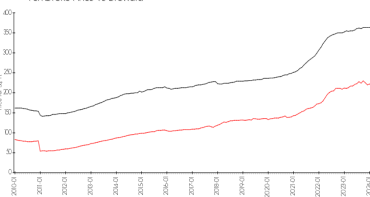
Unit #	Size	Closing Date	Sale Price	PPSF
411A	1,351 sq ft	Mar 2024	\$275,000	\$204
107G	1,192 sq ft	Feb 2024	\$211,200	\$177
111D	1,192 sq ft	Feb 2024	\$340,000	\$285
305F	575 sq ft	Jan 2024	\$175,000	\$304
409b	1,106 sq ft	Jan 2024	\$219,500	\$198
106E	1,192 sq ft	Jan 2024	\$280,000	\$235

## Market Information

Hawthorne at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Hawthorne at Century Village:	\$213/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale



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

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

Hawthorne at Century Village	54 days
Pembroke Pines	54 days
Broward	67 days