

# Unit 1301 SW 134th Way # 307B - Ivanhoes West at Century Village (A-J)

1301 SW 134th Way # 307B - 1301-1551 SW 135 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11527524  
 Status: Active  
 Size: 585 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$159,000  
 List PPSF: \$272  
 Valuated Price: \$115,000  
 Valuated PPSF: \$197

*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: 392  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 6

## Building Association Information

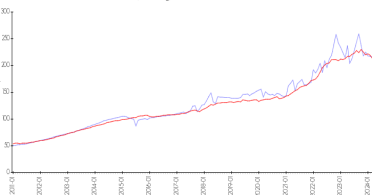
Ivanhoe West Century Village  
 Condo 1 Assn Inc  
 549 Swgrss Corp Parkway  
 Sunrise, FL 33325  
 Phone: (954) 436-4888

## Recent Sales

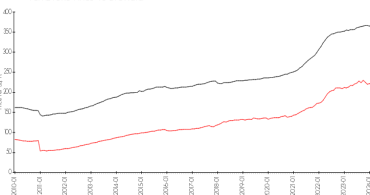
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 409H   | 702 sq ft   | May 2024     | \$140,000  | \$199 |
| 110A   | 819 sq ft   | Apr 2024     | \$125,000  | \$153 |
| 214H   | 1,044 sq ft | Mar 2024     | \$210,000  | \$201 |
| H-104  | 810 sq ft   | Mar 2024     | \$140,000  | \$173 |
| 403A   | 702 sq ft   | Mar 2024     | \$155,000  | \$221 |
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## Market Information

Ivanhoes West at Century Village (A-J) vs Pembroke Pines



Pembroke Pines vs Broward



Ivanhoes West at Century Village (A-J): \$204/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

Pembroke Pines: \$208/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale



|                                        |    |
|----------------------------------------|----|
| Ivanhoes West at Century Village (A-J) | 3% |
| Pembroke Pines                         | 3% |
| Broward                                | 4% |

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

|                                        |         |
|----------------------------------------|---------|
| Ivanhoes West at Century Village (A-J) | 61 days |
| Pembroke Pines                         | 55 days |
| Broward                                | 67 days |