

# Unit 801 SW 141st Ave # 105O - Suffolk at Century Village (A-O)

801 SW 141st Ave # 105O - 13700-13800 SW 14 St, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11530351                |
| Status:         | Active                   |
| Size:           | 1,207 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$250,000                |
| List PPSF:      | \$207                    |
| Valuated Price: | \$266,000                |
| Valuated PPSF:  | \$220                    |

*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:                         | 740 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 25  |
| Number of sales over the last 6 months:  | 15  |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

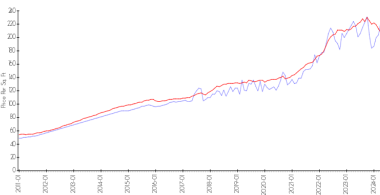
SUFFOLK AT CENTURY VILLAGE  
 CONDOMINIUM #II ASSOCIATION, INC.  
 13460 SW 10TH STREET SUITE 101  
 PEMBROKE PINES, FL 33027

## Recent Sales

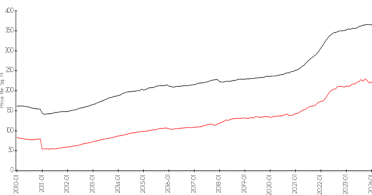
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 208J   | 1,207 sq ft | Apr 2024     | \$335,000  | \$278 |
| 203N   | 1,364 sq ft | Apr 2024     | \$215,000  | \$158 |
| 114A   | 1,207 sq ft | Apr 2024     | \$277,000  | \$229 |
| 307G   | 1,033 sq ft | Mar 2024     | \$195,000  | \$189 |
| 101M   | 1,533 sq ft | Mar 2024     | \$285,000  | \$186 |
| 114C   | 1,533 sq ft | Mar 2024     | \$285,000  | \$186 |

## Market Information

Suffolk at Century Village (A-O) vs Pembroke Pines



Pembroke Pines vs Broward



|                                   |               |                 |               |
|-----------------------------------|---------------|-----------------|---------------|
| Suffolk at Century Village (A-O): | \$223/sq. ft. | Pembroke Pines: | \$208/sq. ft. |
| Pembroke Pines:                   | \$208/sq. ft. | Broward:        | \$351/sq. ft. |

## Inventory for Sale



|                                  |    |
|----------------------------------|----|
| Suffolk at Century Village (A-O) | 3% |
| Pembroke Pines                   | 3% |
| Broward                          | 4% |

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

|                                  |         |
|----------------------------------|---------|
| Suffolk at Century Village (A-O) | 50 days |
| Pembroke Pines                   | 55 days |
| Broward                          | 67 days |