

# Unit 1600 SW 127th Way # 304C - Garfield at Century Village (A-D)

1600 SW 127th Way # 304C - 12750 SW 15 St, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11559301                              |
| Status:         | Active Under Contract                  |
| Size:           | 1,000 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$269,000                              |
| List PPSF:      | \$269                                  |
| Valuated Price: | \$219,000                              |
| Valuated PPSF:  | \$219                                  |

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

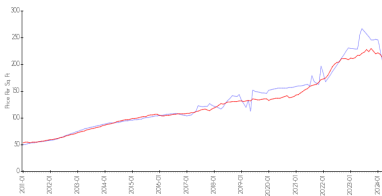
|  |     |
|--|-----|
| Number of units:                         | 192 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

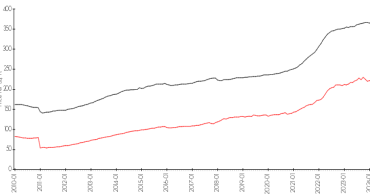
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 112B   | 1,300 sq ft | Mar 2024     | \$265,000  | \$204 |
| 304 A  |             | Jan 2024     | \$170,000  |       |
| 201B   | 1,300 sq ft | Jan 2024     | \$247,000  | \$190 |
| 205D   | 1,000 sq ft | Jan 2024     | \$300,000  | \$300 |
| A-403  | 920 sq ft   | Jan 2024     | \$230,000  | \$250 |

## Market Information

Garfield at Century Village (A-D) vs Pembroke Pines



Pembroke Pines vs Broward



|                                    |               |                 |               |
|------------------------------------|---------------|-----------------|---------------|
| Garfield at Century Village (A-D): | \$218/sq. ft. | Pembroke Pines: | \$208/sq. ft. |
| Pembroke Pines:                    | \$208/sq. ft. | Broward:        | \$351/sq. ft. |

## Inventory for Sale

|                                   |    |
|-----------------------------------|----|
| Garfield at Century Village (A-D) | 1% |
| Pembroke Pines                    | 3% |
| Broward                           | 4% |

## Avg. Time to Close Over Last 12 Months

|                                   |         |
|-----------------------------------|---------|
| Garfield at Century Village (A-D) | 47 days |
| Pembroke Pines                    | 55 days |
| Broward                           | 67 days |

