

# Unit 13100 SW 11th Ct # 405C - Hawthorne at Century Village

13100 SW 11th Ct # 405C - 12900-12950 SW 13 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: A11560139  
 Status: Active  
 Size: 1,192 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$294  
 Valuated Price: \$254,000  
 Valuated PPSF: \$213

*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: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

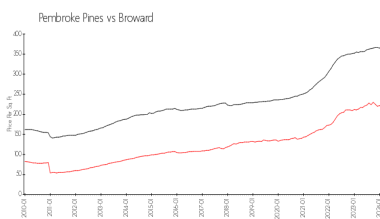
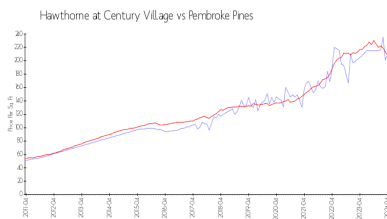
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303B	1,192 sq ft	May 2024	\$270,000	\$227
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: \$210/sq. ft.  
 Pembroke Pines: \$208/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale



Hawthorne at Century Village	4%
Pembroke Pines	3%
Broward	4%

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

Hawthorne at Century Village	54 days
Pembroke Pines	55 days
Broward	67 days