

# 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:	\$273,000
Valuated PPSF:	\$229

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

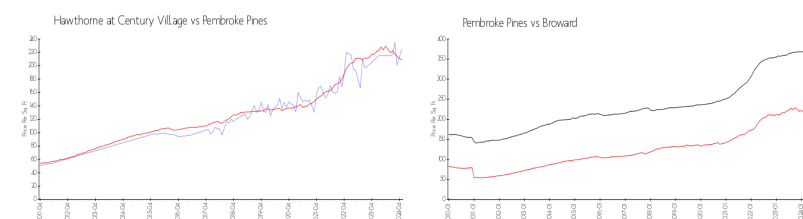
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$225/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale



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

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

Hawthorne at Century Village	54 days
Pembroke Pines	56 days
Broward	68 days