

# Unit 801 SW 141st Ave # 306O - Suffolk at Century Village (A-O)

801 SW 141st Ave # 306O - 13700-13800 SW 14 St, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: F10401506  
 Status: Active  
 Size: 1,033 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake  
 List Price: \$280,000  
 List PPSF: \$271  
 Valuated Price: \$232,000  
 Valuated PPSF: \$225

*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

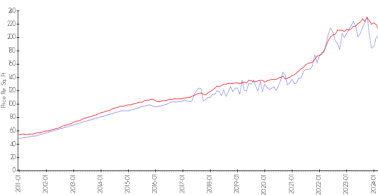
SUFFOLK AT CENTURY VILLAGE  
 CONDOMINIUM #II ASSOCIATION, INC.  
 13460 SW 10TH STREET SUITE 101  
 PEMBROKE PINES, FL 33027

## Recent Sales

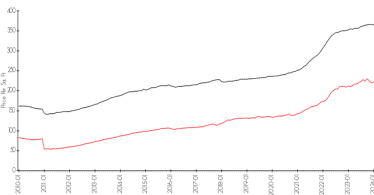
Unit #	Size	Closing Date	Sale Price	PPSF
208J	1,207 sq ft	Apr 2024	\$335,000	\$278
203N	1,364 sq ft	Apr 2024	\$215,000	\$158
114A	1,207 sq ft	Apr 2024	\$277,000	\$229
307G	1,033 sq ft	Mar 2024	\$195,000	\$189
101M	1,533 sq ft	Mar 2024	\$285,000	\$186
114C	1,533 sq ft	Mar 2024	\$285,000	\$186

## 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