

# Unit 13455 SW 9th Ct # 215J - Kingsley at Century Village

13455 SW 9th Ct # 215J - 13155-13255 SW 7 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number: F10427416  
 Status: Active  
 Size: 811 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Pool Area View  
 List Price: \$187,000  
 List PPSF: \$231  
 Valuated Price: \$150,000  
 Valuated PPSF: \$185

*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: 728  
 Number of active listings for rent: 0  
 Number of active listings for sale: 27  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 3

## Building Association Information

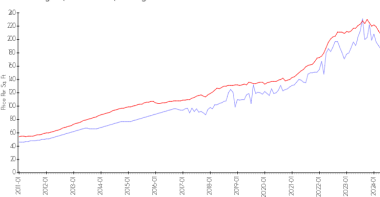
Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

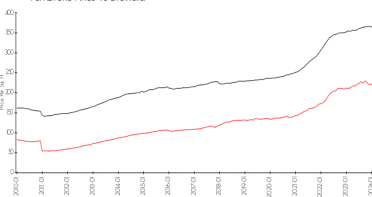
Unit #	Size	Closing Date	Sale Price	PPSF
406K	953 sq ft	Apr 2024	\$180,000	\$189
110L	685 sq ft	Mar 2024	\$145,000	\$212
312D	953 sq ft	Mar 2024	\$170,000	\$178
401D	1,166 sq ft	Feb 2024	\$198,000	\$170
305C	953 sq ft	Jan 2024	\$215,000	\$226
313E	1,044 sq ft	Jan 2024	\$200,000	\$192

## Market Information

Kingsley at Century Village vs Pembroke Pines



Pembroke Pines vs Broward



Kingsley at Century Village: \$186/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

Pembroke Pines: \$208/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale



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

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

Kingsley at Century Village	61 days
Pembroke Pines	55 days
Broward	67 days