

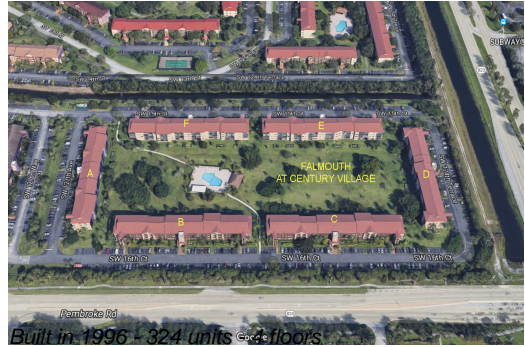
Unit 12651 SW 16th Ct # 302B - Falmouth at Century Village (A-F)

12651 SW 16th Ct # 302B - 12551-12651 SW 16 Ct, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	F10429388
Status:	Active
Size:	1,207 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Pool Area View
List Price:	\$299,000
List PPSF:	\$248
Valuated Price:	\$249,000
Valuated PPSF:	\$206

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.



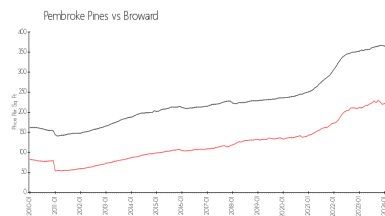
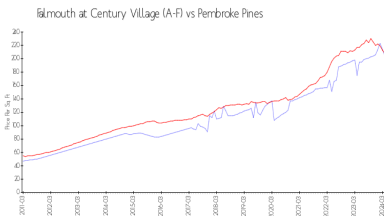
Building Information

Number of units:	320
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208B	1,207 sq ft	May 2024	\$242,500	\$201
304A	1,137 sq ft	Mar 2024	\$245,000	\$215
110B	1,056 sq ft	Mar 2024	\$175,000	\$166
206A	1,033 sq ft	Mar 2024	\$190,000	\$184
404B	1,032 sq ft	Feb 2024	\$210,000	\$203
108F	1,207 sq ft	Feb 2024	\$315,000	\$261
407E	1,033 sq ft	Feb 2024	\$190,000	\$184

Market Information



Falmouth at Century Village (A-F):	\$205/sq. ft.	Pembroke Pines:	\$208/sq. ft.
Pembroke Pines:	\$208/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Falmouth at Century Village (A-F)	3%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Falmouth at Century Village (A-F)	38 days
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Pembroke Pines
Broward

55 days
67 days