

Unit 13255 SW 7th Ct # 318D - Kingsley at Century Village

13255 SW 7th Ct # 318D - 13155-13255 SW 7 Ct, Pembroke Pines, FL, Broward 33027

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | F10429789 |
| Status: | Active |
| Size: | 1,166 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Detached, Valet Parking |
| View: | Golf View, Lake |
| List Price: | \$288,000 |
| List PPSF: | \$247 |
| Valuated Price: | \$218,000 |
| Valuated PPSF: | \$187 |

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

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|--|-----|
| 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

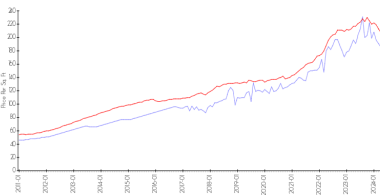
Century Village Pembroke Pines
 13800 SW 5th Ct,
 Pembroke Pines, FL 33027
 (954) 431-2137

Recent Sales

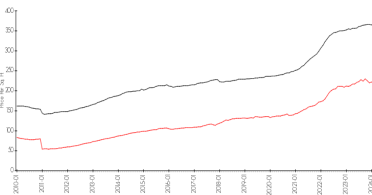
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 406K | 953 sq ft | Apr 2024 | \$180,000 | \$189 |
| 110L | 685 sq ft | Mar 2024 | \$145,000 | \$212 |
| 312D | 953 sq ft | Mar 2024 | \$170,000 | \$178 |
| 401D | 1,166 sq ft | Feb 2024 | \$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 | 60 days |
| Pembroke Pines | 55 days |
| Broward | 67 days |