

# Unit 1110 SW 125th Ave # 314M - Cambridge at Century Village II & III

1110 SW 125th Ave # 314M - 1000-1351 SW 124 Ter, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10434454                              |
| Status:         | Active                                 |
| Size:           | 1,045 Sq ft.                           |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Canal,Golf View                        |
| List Price:     | \$225,000                              |
| List PPSF:      | \$215                                  |
| Valuated Price: | \$189,000                              |
| Valuated PPSF:  | \$181                                  |

*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:                         | 620 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 3   |

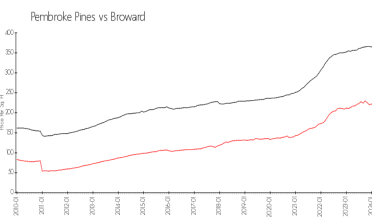
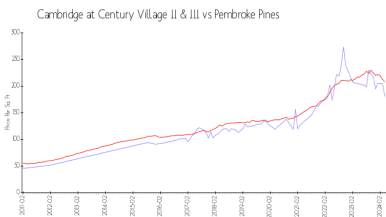
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 208G   | 1,065 sq ft | Apr 2024     | \$177,500  | \$167 |
| 313Q   | 1,100 sq ft | Mar 2024     | \$190,000  | \$173 |
| 410s   | 602 sq ft   | Mar 2024     | \$146,000  | \$243 |
| 310L   | 1,192 sq ft | Jan 2024     | \$240,000  | \$201 |
| 201M   | 1,507 sq ft | Jan 2024     | \$299,000  | \$198 |
| 309S   | 1,100 sq ft | Jan 2024     | \$239,000  | \$217 |

## Market Information



Cambridge at Century Village II & III: \$180/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale



|                                       |    |
|---------------------------------------|----|
| Cambridge at Century Village II & III | 2% |
| Pembroke Pines                        | 3% |
| Broward                               | 4% |

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

|                                       |         |
|---------------------------------------|---------|
| Cambridge at Century Village II & III | 52 days |
| Pembroke Pines                        | 55 days |
| Broward                               | 67 days |