

Unit 12955 SW 16th Ct # 411M - Ivanhoe East at Century Village (E-U)

12955 SW 16th Ct # 411M - 12955-13455 SW 16 Ct, Pembroke Pines, FL, Broward 33027

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10435819 |
| Status: | Active |
| Size: | 1,065 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Garden View |
| List Price: | \$180,000 |
| List PPSF: | \$169 |
| Valuated Price: | \$194,000 |
| 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.



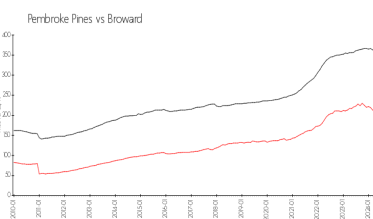
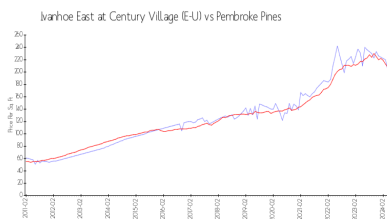
Building Information

| | |
|--|-----|
| Number of units: | 688 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 18 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 26 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 6 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 304E | 1,052 sq ft | Apr 2024 | \$215,000 | \$204 |
| 201E | 1,533 sq ft | Mar 2024 | \$318,000 | \$207 |
| 102Q | 986 sq ft | Mar 2024 | \$210,000 | \$213 |
| T310 | 1,351 sq ft | Mar 2024 | \$220,000 | \$163 |
| 401M | 1,422 sq ft | Feb 2024 | \$200,000 | \$141 |
| 207Q | 1,082 sq ft | Feb 2024 | \$212,100 | \$196 |

Market Information



| | | | |
|--|---------------|-----------------|---------------|
| Ivanhoe East at Century Village (E-U): | \$203/sq. ft. | Pembroke Pines: | \$208/sq. ft. |
| Pembroke Pines: | \$208/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------------------------------|----|
| Ivanhoe East at Century Village (E-U) | 3% |
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------------|---------|
| Ivanhoe East at Century Village (E-U) | 55 days |
|---------------------------------------|---------|

Pembroke Pines
Broward

55 days
67 days