

Unit 407 - Eaton at Hampton West

407 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number: A11490626
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$189,900
 List PPSF: \$141
 Valuated Price: \$187,000
 Valuated PPSF: \$139

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: 58
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

Eaton Condominium Associates
 Address: 8040 Hampton Blvd,
 North Lauderdale, FL 33068
 Phone: +1 954-726-0247

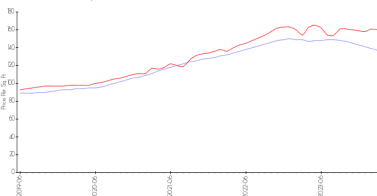
<https://hamptonswestcoa.com/>

Recent Sales

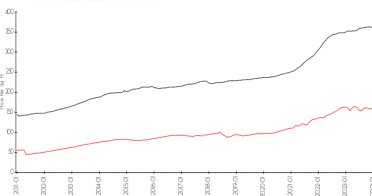
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,480 sq ft	Oct 2023	\$220,000	\$149
507	1,350 sq ft	Jun 2023	\$205,000	\$152

Market Information

Eaton at Hampton West vs North Lauderdale



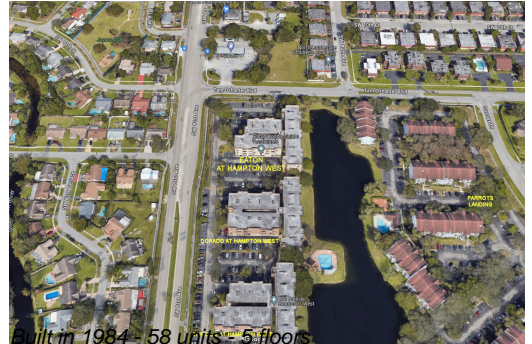
North Lauderdale vs Broward



Eaton at Hampton West:	\$137/sq. ft.	North Lauderdale:	\$160/sq. ft.
North Lauderdale:	\$160/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Eaton at Hampton West: 5%
 North Lauderdale: 1%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Eaton at Hampton West	36 days
North Lauderdale	60 days
Broward	66 days