

Unit 13450 SW 3rd St # 405D - New Hampton at Century Village (A-J)

13450 SW 3rd St # 405D - 300-400 SW 134 Wy, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number: A11497809
 Status: Active
 Size: 953 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$185,000
 List PPSF: \$194
 Valuated Price: \$159,000
 Valuated PPSF: \$167

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: 616
 Number of active listings for rent: 0
 Number of active listings for sale: 29
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

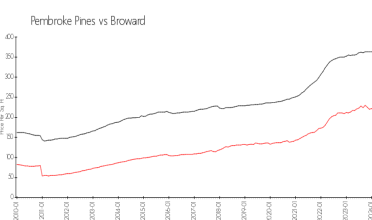
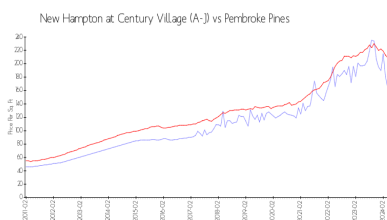
Building Association Information

NEW HAMPTON AT CENTURY VILLAGE CONDOMINIUM # 1 ASSOCIATION, INC.
 Progressive Comm Mgmt-Ft.Lauderdale
 13460 SW 10th Street
 Suite 103
 PEMBROKE PINES, FL 33027
 Phone: +1 954-447-0255

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306B	953 sq ft	Apr 2024	\$155,000	\$163
113H	953 sq ft	Mar 2024	\$170,000	\$178
409F	811 sq ft	Feb 2024	\$157,500	\$194
212B	953 sq ft	Feb 2024	\$200,000	\$210
301A	1,166 sq ft	Feb 2024	\$210,000	\$180
113B	953 sq ft	Feb 2024	\$238,000	\$250

Market Information



New Hampton at Century Village (A-J): \$164/sq. ft.
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.

Inventory for Sale



New Hampton at Century Village (A-J)	5%
Pembroke Pines	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

New Hampton at Century Village (A-J)	62 days
Pembroke Pines	54 days
Broward	67 days