

Unit 414 - Eaton at Hampton West

414 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11521336
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$190,000
List PPSF:	\$141
Valuated Price:	\$180,000
Valuated PPSF:	\$133

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

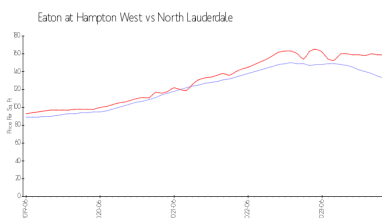
Eaton Condominium Associates
Address: 8040 Hampton Blvd,
North Lauderdale, FL 33068
Phone: +1 954-726-0247

<https://hamptonswestcoa.com/>

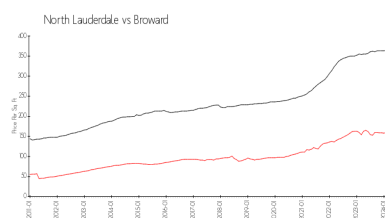
Recent Sales

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



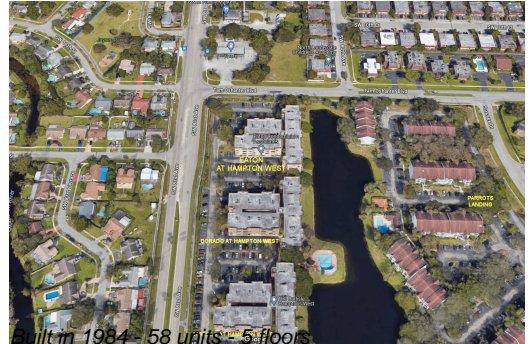
Eaton at Hampton West: \$133/sq. ft.
North Lauderdale: \$159/sq. ft.



North Lauderdale: \$159/sq. ft.
Broward: \$348/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	34 days
North Lauderdale	63 days
Broward	67 days