

Unit 13455 SW 3rd St # 304S - New Hampton at Century Village (K-U)

13455 SW 3rd St # 304S - 150-251 SW 134 Wy, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	A11531705
Status:	Active
Size:	954 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$212,750
List PPSF:	\$223
Valuated Price:	\$171,000
Valuated PPSF:	\$179

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:	420
Number of active listings for rent:	0
Number of active listings for sale:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

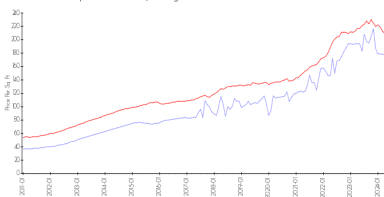
NEW HAMPTON AT CENTURY VILLAGE CONDOMINIUM #III ASSOCIATION, INC.
 13460 SW 10 STREET
 SUITE 101
 PEMBROKE PINES, FL 33027

Recent Sales

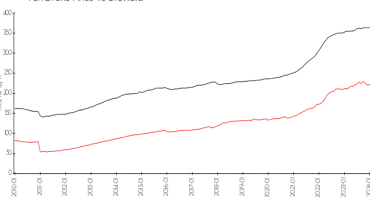
Unit #	Size	Closing Date	Sale Price	PPSF
114T	1,166 sq ft	Apr 2024	\$215,000	\$184
312S	954 sq ft	Apr 2024	\$162,500	\$170
204-O	954 sq ft	Mar 2024	\$135,000	\$142
207S	685 sq ft	Feb 2024	\$104,000	\$152
205N	954 sq ft	Jan 2024	\$150,000	\$157
209R	811 sq ft	Jan 2024	\$120,000	\$148

Market Information

New Hampton at Century Village (K-U) vs Pembroke Pines



Pembroke Pines vs Broward



New Hampton at Century Village (K-U):	\$178/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale



New Hampton at Century Village (K-U)	5%
Pembroke Pines	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

New Hampton at Century Village (K-U)	62 days
Pembroke Pines	54 days
Broward	67 days