

Unit 13455 SW 3rd St # 309S - New Hampton at Century Village (K-U)

13455 SW 3rd St # 309S - 150-251 SW 134 Wy, Pembroke Pines, FL, Broward 33027

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11542373 |
| Status: | Active |
| Size: | 811 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | \$159,000 |
| List PPSF: | \$196 |
| Valuated Price: | \$146,000 |
| Valuated PPSF: | \$180 |

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

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|--|-----|
| 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 |

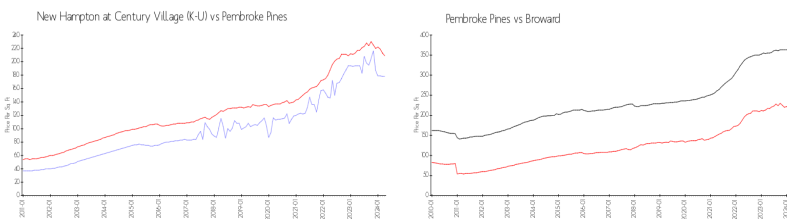
Building Association Information

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): | \$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 |