

# Unit 4035 Durham B - Durham at Century Village East (A to Y)

4035 Durham B - 161-4044 Durnham, Deerfield Beach, FL, Broward 33442

## Unit Information

MLS Number:	A11549627
Status:	Active
Size:	715 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$225,000
List PPSF:	\$315
Valuated Price:	\$123,000
Valuated PPSF:	\$172

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

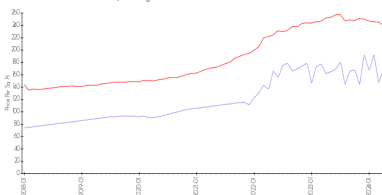
Number of units:	708
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	3%
Number of sales over the last 12 months:	40
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

## Recent Sales

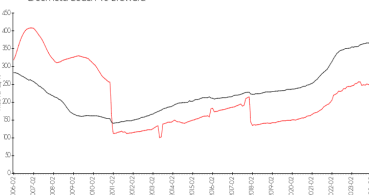
Unit #	Size	Closing Date	Sale Price	PPSF
376	593 sq ft	May 2024	\$85,000	\$143
405	601 sq ft	May 2024	\$83,000	\$138
592	703 sq ft	Apr 2024	\$119,000	\$169
	715 sq ft	Mar 2024	\$195,000	\$273
4005	603 sq ft	Mar 2024	\$125,000	\$207
	715 sq ft	Mar 2024	\$154,000	\$215
185	820 sq ft	Mar 2024	\$175,000	\$213
534	803 sq ft	Mar 2024	\$165,000	\$205
	593 sq ft	Mar 2024	\$129,999	\$219
340	703 sq ft	Mar 2024	\$94,000	\$134

## Market Information

Durham at Century Village East (A to Y) vs Deerfield Beach



Deerfield Beach vs Broward



Durham at Century Village East (A to Y): \$169/sq. ft.  
Deerfield Beach: \$240/sq. ft.

Deerfield Beach: \$240/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Durham at Century Village East (A to Y)	3%
Deerfield Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Durham at Century Village East (A to Y)	65 days
Deerfield Beach	60 days
Broward	67 days