

Unit 106 - Eaton at Hampton West

106 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11599080
Status:	Active
Size:	1,480 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$245,000
List PPSF:	\$166
Valuated Price:	\$202,000
Valuated PPSF:	\$136

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:	4
Building inventory for sale:	6%
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

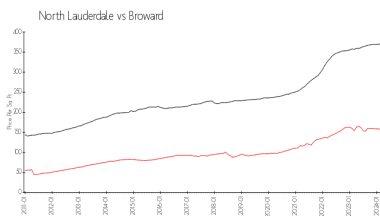
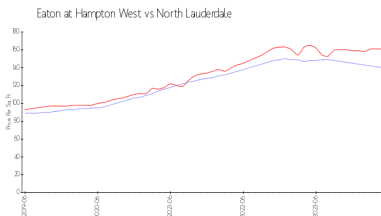
Eaton Condominium Associates
 Address: 8040 Hampton Blvd,
 North Lauderdale, FL 33068
 Phone: +1 954-726-0247

<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:	\$140/sq. ft.	North Lauderdale:	\$161/sq. ft.
North Lauderdale:	\$161/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Eaton at Hampton West	7%
North Lauderdale	1%
Broward	4%



Avg. Time to Close Over Last 12 Months

Eaton at Hampton West	34 days
North Lauderdale	60 days
Broward	69 days