

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:	\$199,000
Valuated PPSF:	\$134

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:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

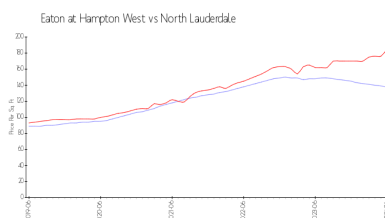
Eaton Condominium Associates
Address: 8040 Hampton Blvd,
North Lauderdale, FL 33068
Phone: +1 954-726-0247

<https://hamptonswestcoa.com/>

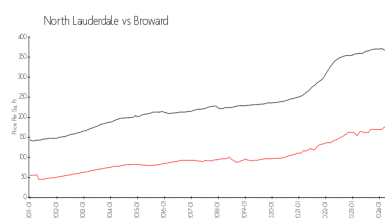
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	1,480 sq ft	Oct 2023	\$220,000	\$149

Market Information



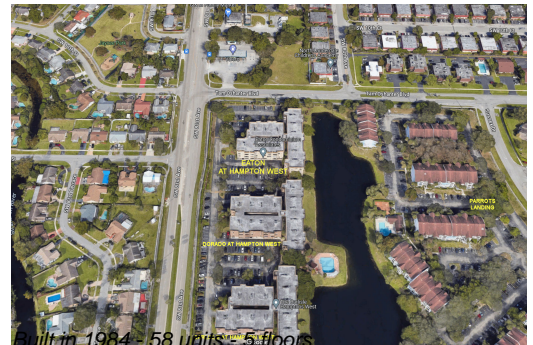
Eaton at Hampton West:	\$138/sq. ft.
North Lauderdale:	\$185/sq. ft.



North Lauderdale:	\$185/sq. ft.
Broward:	\$352/sq. ft.

Inventory for Sale

Eaton at Hampton West	7%
North Lauderdale	1%
Broward	3%



Avg. Time to Close Over Last 12 Months

Eaton at Hampton West	20 days
North Lauderdale	61 days
Broward	69 days