

# Unit 251 SW 132nd Way # 404H - New Hampton at Century Village (A-J)

251 SW 132nd Way # 404H - 300-400 SW 134 Wy, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11600179                         |
| Status:         | Active                            |
| Size:           | 811 Sq ft.                        |
| Bedrooms:       | 1                                 |
| Full Bathrooms: | 1                                 |
| Half Bathrooms: | 1                                 |
| Parking Spaces: | 1 Space,Assigned Parking,Detached |
| View:           |                                   |
| List Price:     | \$138,900                         |
| List PPSF:      | \$171                             |
| Valuated Price: | \$158,000                         |
| Valuated PPSF:  | \$195                             |

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:                         | 616 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 33  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 24  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 5   |

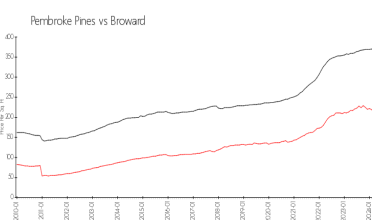
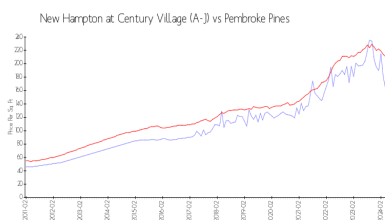
## Building Association Information

NEW HAMPTON AT CENTURY VILLAGE CONDOMINIUM # 1 ASSOCIATION, INC.  
 Progressive Comm Mgmt-Ft.Lauderdale  
 13460 SW 10th Street  
 Suite 103  
 PEMBROKE PINES, FL 33027  
 Phone: +1 954-447-0255

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 113D   | 953 sq ft | Jun 2024     | \$165,000  | \$173 |
| 109F   | 811 sq ft | May 2024     | \$175,000  | \$216 |
| 211C   | 811 sq ft | May 2024     | \$150,000  | \$185 |
| 216A   | 953 sq ft | May 2024     | \$163,000  | \$171 |
| 306B   | 953 sq ft | Apr 2024     | \$155,000  | \$163 |

## Market Information



New Hampton at Century Village (A-J): \$192/sq. ft.  
 Pembroke Pines: \$210/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale



|                                      |    |
|--------------------------------------|----|
| New Hampton at Century Village (A-J) | 5% |
| Pembroke Pines                       | 3% |
| Broward                              | 4% |

**Avg. Time to Close Over Last 12 Months**

|                                      |         |
|--------------------------------------|---------|
| New Hampton at Century Village (A-J) | 66 days |
| Pembroke Pines                       | 57 days |
| Broward                              | 69 days |