

Unit 13450 SW 3rd St # 409D - New Hampton at Century Village (A-J)

13450 SW 3rd St # 409D - 300-400 SW 134 Wy, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number: A11656819
 Status: Active
 Size: 685 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$127,900
 List PPSF: \$187
 Valuated Price: \$104,000
 Valuated PPSF: \$152

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: 29
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 6

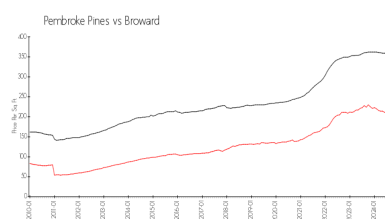
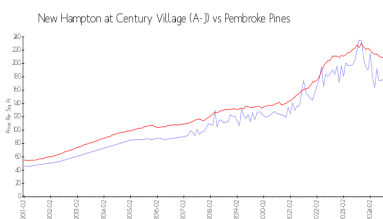
Building Association Information

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
215C	811 sq ft	Nov 2024	\$120,000	\$148
416J	811 sq ft	Oct 2024	\$117,000	\$144
202D	1,044 sq ft	Oct 2024	\$140,000	\$134
113J	811 sq ft	Sep 2024	\$120,000	\$148
407h	953 sq ft	Aug 2024	\$150,000	\$157
208H	811 sq ft	Aug 2024	\$137,700	\$170
G218	1,166 sq ft	Aug 2024	\$150,000	\$129
410J	957 sq ft	Aug 2024	\$170,000	\$178
310-A	685 sq ft	Aug 2024	\$164,000	\$239
316G	811 sq ft	Aug 2024	\$154,000	\$190

Market Information



New Hampton at
 Century Village (A-J):
 Pembroke Pines: \$150/sq. ft.
 \$197/sq. ft.

Pembroke Pines: \$197/sq. ft.
 Broward: \$339/sq. ft.



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

New Hampton at Century Village (A-J)	68 days
Pembroke Pines	66 days
Broward	74 days