

# Unit 13350 SW 1st St # 109P - New Hampton at Century Village (K-U)

13350 SW 1st St # 109P - 150-251 SW 134 Wy, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11679146  |
| Status:         | Active     |
| Size:           | 811 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$184,500  |
| List PPSF:      | \$227      |
| Valuated Price: | \$130,000  |
| Valuated PPSF:  | \$160      |

*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:                         | 420 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 33  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

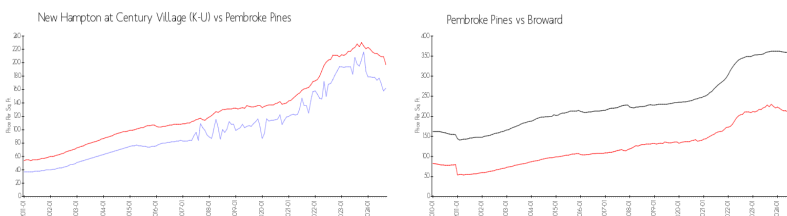
## Building Association Information

NEW HAMPTON AT CENTURY VILLAGE CONDOMINIUM #III ASSOCIATION, INC.  
13460 SW 10 STREET  
SUITE 101  
PEMBROKE PINES, FL 33027

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 302L   | 811 sq ft   | Sep 2024     | \$133,000  | \$164 |
| 209M   | 811 sq ft   | Aug 2024     | \$127,900  | \$158 |
| 109 S  | 811 sq ft   | Jun 2024     | \$142,000  | \$175 |
| 306 L  | 811 sq ft   | May 2024     | \$135,000  | \$166 |
| 301S   | 1,166 sq ft | May 2024     | \$215,000  | \$184 |

## Market Information



|                                       |               |                 |               |
|---------------------------------------|---------------|-----------------|---------------|
| New Hampton at Century Village (K-U): | \$162/sq. ft. | Pembroke Pines: | \$197/sq. ft. |
| Pembroke Pines:                       | \$197/sq. ft. | Broward:        | \$339/sq. ft. |

## Inventory for Sale

|                                      |    |
|--------------------------------------|----|
| New Hampton at Century Village (K-U) | 8% |
| Pembroke Pines                       | 4% |
| Broward                              | 4% |



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

|                                      |         |
|--------------------------------------|---------|
| New Hampton at Century Village (K-U) | 81 days |
| Pembroke Pines                       | 66 days |
| Broward                              | 74 days |