

Unit 512 - Eaton at Hampton West

512 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11852679
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$230,000
List PPSF:	\$170
Valuated Price:	\$218,000
Valuated PPSF:	\$161

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:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

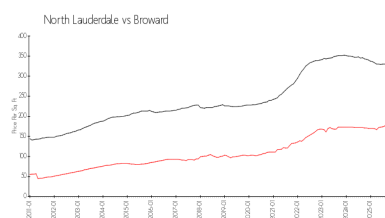
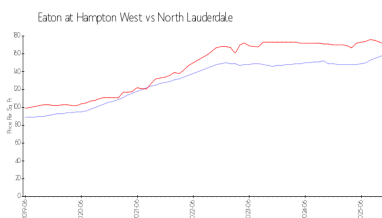
Eaton Condominium Associates
Address: 8040 Hampton Blvd,
North Lauderdale, FL 33068
Phone: +1 954-726-0247

<https://hamptonswestcoa.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,480 sq ft	Jul 2025	\$142,000	\$96
406	1,480 sq ft	May 2025	\$220,000	\$149
310	1,480 sq ft	Mar 2025	\$220,000	\$149
309	1,350 sq ft	Feb 2025	\$199,000	\$147

Market Information



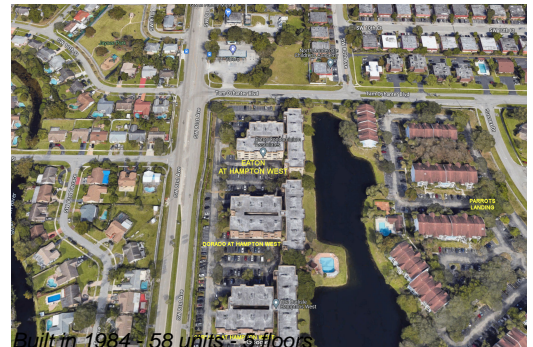
Eaton at Hampton West: \$159/sq. ft.
North Lauderdale: \$171/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Eaton at Hampton West	2%
North Lauderdale	2%
Broward	4%

Avg. Time to Close Over Last 12 Months



Eaton at Hampton West	43 days
North Lauderdale	70 days
Broward	88 days