

# Unit 307 - Eaton at Hampton West

307 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

## Unit Information

MLS Number:	F10447338
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Other View
List Price:	\$190,000
List PPSF:	\$141
Valuated Price:	\$188,000
Valuated PPSF:	\$139

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:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

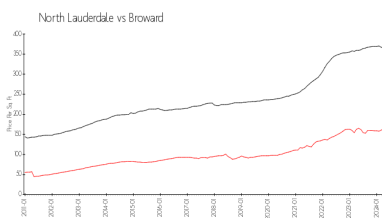
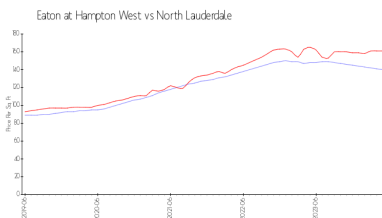
Eaton Condominium Associates  
 Address: 8040 Hampton Blvd,  
 North Lauderdale, FL 33068  
 Phone: +1 954-726-0247

<https://hamptonswestcoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	1,480 sq ft	Oct 2023	\$220,000	\$149
507	1,350 sq ft	Jun 2023	\$205,000	\$152

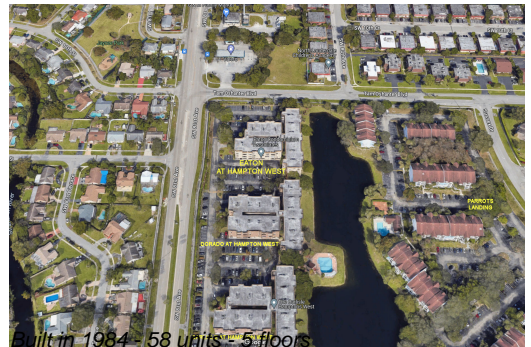
## Market Information



Eaton at Hampton West:	\$140/sq. ft.	North Lauderdale:	\$161/sq. ft.
North Lauderdale:	\$161/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Eaton at Hampton West	7%
North Lauderdale	1%
Broward	4%



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

Eaton at Hampton West	34 days
North Lauderdale	60 days
Broward	69 days