

# 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:	\$185,000
Valuated PPSF:	\$137

*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:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

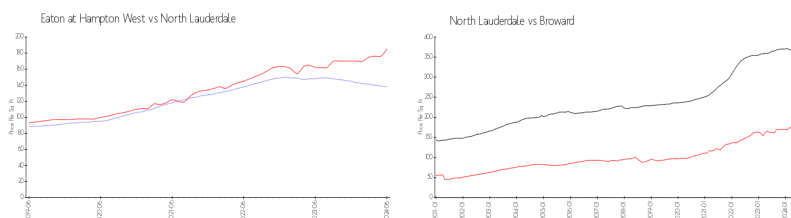
Eaton Condominium Associates  
Address: 8040 Hampton Blvd,  
North Lauderdale, FL 33068  
Phone: +1 954-726-0247

<https://hamptonswestcoa.com/>

## Recent Sales

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

## Market Information



Eaton at Hampton West:	\$138/sq. ft.	North Lauderdale:	\$185/sq. ft.
North Lauderdale:	\$185/sq. ft.	Broward:	\$352/sq. ft.

## Inventory for Sale

Eaton at Hampton West	7%
North Lauderdale	1%
Broward	3%



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

Eaton at Hampton West	20 days
North Lauderdale	61 days
Broward	69 days