

# Unit 3040 Lyndhurst J - Lyndhurst at Century Village East (A to N)

3040 Lyndhurst J - 1-4071 Lyndhurst, Deerfield Beach, FL, Broward 33442

## Unit Information

MLS Number:	F10457402
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$219,900
List PPSF:	\$200
Valuated Price:	\$188,000
Valuated PPSF:	\$188

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.



Built in 1974/1977 - 480 units - 4 floors

## Building Information

Number of units:	480
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

## Building Association Information

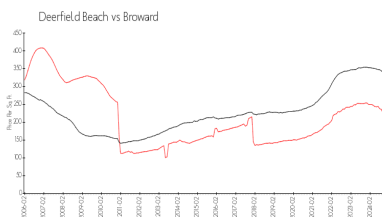
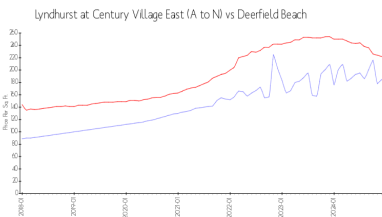
LYNDHURST AT CENTURY VILLAGE EAST  
 MASTER MANAGEMENT  
 3501 West Drive  
 Deerfield Beach, FL 33442  
 tel: 954-421-5566

<https://centuryvillageeast.com/coocve/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2013	1,000 sq ft	Jan 2025	\$156,000	\$156
4031	1,100 sq ft	Dec 2024	\$145,000	\$132
21	925 sq ft	Dec 2024	\$186,000	\$201
124	850 sq ft	Nov 2024	\$183,000	\$215
25	925 sq ft	Nov 2024	\$187,500	\$203

## Market Information



Lyndhurst at Century Village East (A to N):	\$187/sq. ft.	Deerfield Beach:	\$222/sq. ft.
Deerfield Beach:	\$222/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Lyndhurst at Century Village East (A to N) 3%

Deerfield Beach	5%
Broward	5%

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

Lyndhurst at Century Village East (A to N)	64 days
Deerfield Beach	65 days
Broward	78 days