

Unit 3004 Westbury F - Westbury at Century Village East (A to L)

3004 Westbury F - 1-4100 Westbury, Deerfield Beach, FL, Broward 33442

Unit Information

| | |
|-----------------|----------------|
| MLS Number: | RX-10944738 |
| Status: | Active |
| Size: | 860 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Guest |
| View: | Lake |
| List Price: | \$250,000 |
| List PPSF: | \$291 |
| Valuated Price: | \$160,000 |
| Valuated PPSF: | \$186 |

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.

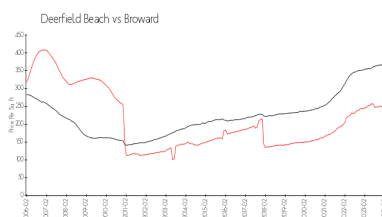
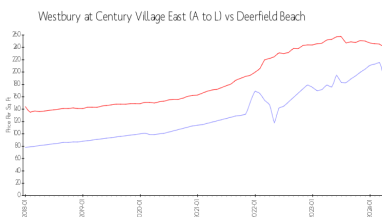
Building Information

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|--|-----|
| Number of units: | 388 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 6 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| | 860 sq ft | Apr 2024 | \$192,000 | \$223 |
| 4084 | 860 sq ft | Apr 2024 | \$240,000 | \$279 |
| 3007 | 753 sq ft | Apr 2024 | \$162,000 | \$215 |
| 4087 | 753 sq ft | Apr 2024 | \$160,000 | \$212 |
| 4017 | 881 sq ft | Mar 2024 | \$175,000 | \$199 |
| 2007 | 753 sq ft | Mar 2024 | \$170,000 | \$226 |

Market Information



Westbury at Century Village East (A to L):
Deerfield Beach: \$185/sq. ft.
\$240/sq. ft.

Deerfield Beach: \$240/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|---|----|
| Westbury at Century Village East (A to L) | 3% |
| Deerfield Beach | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---|---------|
| Westbury at Century Village East (A to L) | 61 days |
| Deerfield Beach | 60 days |
| Broward | 67 days |

