

# Unit 13550 SW 6th Ct # 111A - New Hampton at Century Village (A-J)

13550 SW 6th Ct # 111A - 300-400 SW 134 Wy, Pembroke Pines, FL, Broward 33027

## Unit Information

MLS Number:	RX-10989383
Status:	Active
Size:	953 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest
View:	Golf, Lake, Pond
List Price:	\$189,000
List PPSF:	\$198
Valuated Price:	\$181,000
Valuated PPSF:	\$190

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:	616
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

## Building Association Information

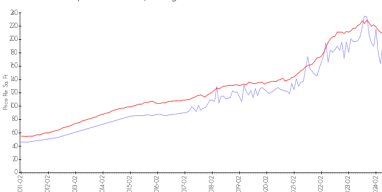
NEW HAMPTON AT CENTURY VILLAGE CONDOMINIUM # 1 ASSOCIATION, INC.  
 Progressive Comm Mgmt-Ft.Lauderdale  
 13460 SW 10th Street  
 Suite 103  
 PEMBROKE PINES, FL 33027  
 Phone: +1 954-447-0255

## Recent Sales

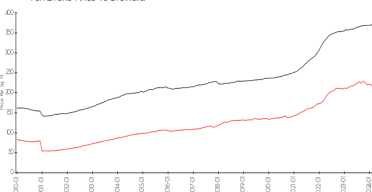
Unit #	Size	Closing Date	Sale Price	PPSF
113D	953 sq ft	Jun 2024	\$165,000	\$173
109F	811 sq ft	May 2024	\$175,000	\$216
211C	811 sq ft	May 2024	\$150,000	\$185
216A	953 sq ft	May 2024	\$163,000	\$171
306B	953 sq ft	Apr 2024	\$155,000	\$163

## Market Information

New Hampton at Century Village (A-J) vs Pembroke Pines



Pembroke Pines vs Broward



New Hampton at Century Village (A-J): \$192/sq. ft.  
 Pembroke Pines: \$210/sq. ft.

Pembroke Pines: \$210/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale



New Hampton at Century Village (A-J)	5%
Pembroke Pines	3%
Broward	4%

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

New Hampton at Century Village (A-J)	66 days
Pembroke Pines	57 days
Broward	69 days