

# Unit 6 Lyndhurst A - Lyndhurst at Century Village East (A to N)

6 Lyndhurst A - 1-4071 Lyndhurst, Deerfield Beach, FL, Broward 33442

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | RX-11054410    |
| Status:         | Active         |
| Size:           | 585 Sq ft.     |
| Bedrooms:       | 1              |
| Full Bathrooms: | 1              |
| Half Bathrooms: | 0              |
| Parking Spaces: | Assigned,Guest |
| View:           | Other          |
| List Price:     | \$144,900      |
| List PPSF:      | \$248          |
| Valuated Price: | \$87,000       |
| Valuated PPSF:  | \$149          |

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:      | 9   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

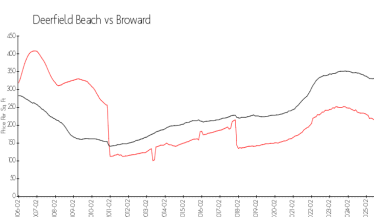
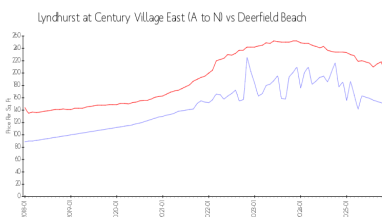
LYNDHURST AT CENTURY VILLAGE EAST  
MASTER MANAGEMENT  
3501 West Drive  
Deerfield Beach, FL 33442  
tel: 954-421-5566

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 110    | 586 sq ft   | Nov 2025     | \$60,000   | \$102 |
| 1017   | 1,100 sq ft | Nov 2025     | \$250,000  | \$227 |
| 1069   | 1,000 sq ft | May 2025     | \$159,900  | \$160 |
|        | 1,000 sq ft | May 2025     | \$165,200  | \$165 |
| 120    | 700 sq ft   | May 2025     | \$120,000  | \$171 |
| 199    | 700 sq ft   | May 2025     | \$105,000  | \$150 |

## Market Information



Lyndhurst at Century \$150/sq. ft.  
Village East (A to N):  
Deerfield Beach: \$198/sq. ft.

Deerfield Beach: \$198/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|  |    |
|--|----|
| Lyndhurst at Century Village East (A to N) | 2% |
| Deerfield Beach                            | 4% |
| Broward                                    | 4% |

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

|  |         |
|--|---------|
| Lyndhurst at Century Village East (A to N) | 79 days |
| Deerfield Beach                            | 86 days |
| Broward                                    | 87 days |