

# Unit 425 Durham N - Durham at Century Village East (A to Y)

425 Durham N - 161-4044 Durnham, Deerfield Beach, FL, Broward 33442

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | RX-11112970 |
| Status:         | Active      |
| Size:           | 703 Sq ft.  |
| Bedrooms:       | 1           |
| Full Bathrooms: | 1           |
| Half Bathrooms: | 1           |
| Parking Spaces: |             |
| View:           | Other       |
| List Price:     | \$89,900    |
| List PPSF:      | \$128       |
| Valuated Price: | \$89,000    |
| Valuated PPSF:  | \$127       |

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.

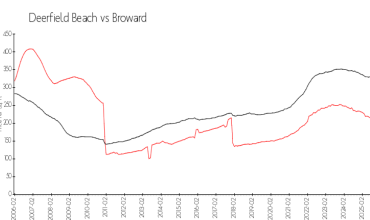
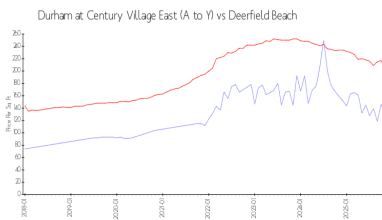
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 708 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 25  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 32  |
| Number of sales over the last 6 months:  | 16  |
| Number of sales over the last 3 months:  | 8   |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
|        | 585 sq ft | Dec 2025     | \$47,000   | \$80  |
|        | 593 sq ft | Nov 2025     | \$74,999   | \$126 |
| 454    | 820 sq ft | Oct 2025     | \$123,000  | \$150 |
| 361    | 703 sq ft | Oct 2025     | \$94,900   | \$135 |
| 598    | 820 sq ft | Oct 2025     | \$119,000  | \$145 |
|        | 715 sq ft | Oct 2025     | \$125,000  | \$175 |
| 668    | 820 sq ft | Oct 2025     | \$110,000  | \$134 |

## Market Information



|                                          |               |                  |               |
|------------------------------------------|---------------|------------------|---------------|
| Durham at Century Village East (A to Y): | \$126/sq. ft. | Deerfield Beach: | \$199/sq. ft. |
| Deerfield Beach:                         | \$199/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                                         |    |
|-----------------------------------------|----|
| Durham at Century Village East (A to Y) | 4% |
| Deerfield Beach                         | 4% |
| Broward                                 | 4% |

## Avg. Time to Close Over Last 12 Months

|                                         |          |
|-----------------------------------------|----------|
| Durham at Century Village East (A to Y) | 110 days |
| Deerfield Beach                         | 87 days  |
| Broward                                 | 88 days  |

