

# Unit 414 - Eaton at Hampton West

414 - 8040 Hampton Blvd, North Lauderdale, FL, Broward 33068

## Unit Information

MLS Number: A11521336  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$190,000  
 List PPSF: \$141  
 Valuated Price: \$180,000  
 Valuated PPSF: \$133

*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: 58  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Eaton Condominium Associates  
 Address: 8040 Hampton Blvd,  
 North Lauderdale, FL 33068  
 Phone: +1 954-726-0247

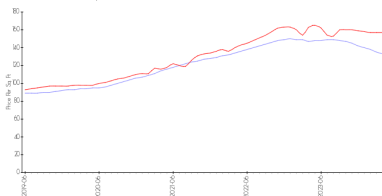
<https://hamptonwestcoa.com/>

## Recent Sales

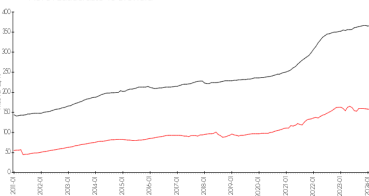
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,480 sq ft	Oct 2023	\$220,000	\$149
507	1,350 sq ft	Jun 2023	\$205,000	\$152

## Market Information

Eaton at Hampton West vs North Lauderdale



North Lauderdale vs Broward



Eaton at Hampton West: \$133/sq. ft.  
 North Lauderdale: \$157/sq. ft.  
 North Lauderdale: \$157/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Eaton at Hampton West: 3%  
 North Lauderdale: 1%  
 Broward: 4%



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

Eaton at Hampton West	34 days
North Lauderdale	63 days
Broward	67 days