

# Unit 4053 Harwood E - Harwood at Century Village East (A to J)

4053 Harwood E - 1-4092 Harwood, Deerfield Beach, FL, Broward 33442

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | F10418683                       |
| Status:         | Active                          |
| Size:           | 860 Sq ft.                      |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 1                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           | Lake                            |
| List Price:     | \$164,000                       |
| List PPSF:      | \$191                           |
| Valuated Price: | \$154,000                       |
| Valuated PPSF:  | \$179                           |

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.

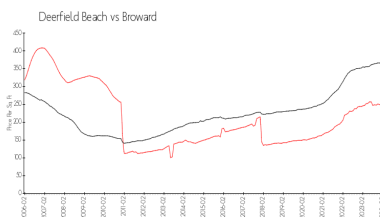
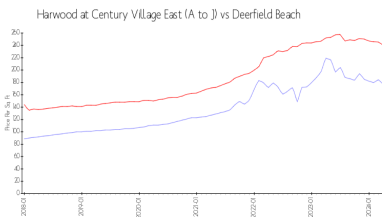
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 468 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 3%  |
| 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  |
|--------|-----------|--------------|------------|-------|
| 2068   | 880 sq ft | May 2024     | \$145,000  | \$165 |
| 3078   | 719 sq ft | Apr 2024     | \$130,000  | \$181 |
|        | 820 sq ft | Apr 2024     | \$136,000  | \$166 |
| 131    | 820 sq ft | Mar 2024     | \$222,000  | \$271 |
| 4052   | 860 sq ft | Feb 2024     | \$157,000  | \$183 |
| 4035   | 753 sq ft | Feb 2024     | \$135,000  | \$179 |

## Market Information



Harwood at Century Village East (A to J): \$176/sq. ft.  
Deerfield Beach: \$240/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|  |         |
|--|---------|
| Harwood at Century Village East (A to J) | 51 days |
| Deerfield Beach                          | 60 days |
| Broward                                  | 67 days |

