

Unit 11208 - Carrington at Coconut Creek

11208 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: A11523002
 Status: Active
 Size: 703 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$225,000
 List PPSF: \$320
 Valuated Price: \$197,000
 Valuated PPSF: \$280

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: 272
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

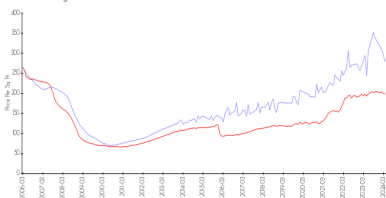
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

Recent Sales

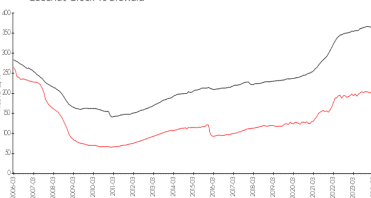
Unit #	Size	Closing Date	Sale Price	PPSF
11105	1,125 sq ft	Apr 2024	\$255,000	\$227
2205	834 sq ft	Apr 2024	\$220,000	\$264
2206	834 sq ft	Mar 2024	\$269,999	\$324
5208	670 sq ft	Feb 2024	\$214,000	\$319
9304	1,125 sq ft	Feb 2024	\$341,000	\$303

Market Information

Carrington at Coconut Creek vs Coconut Creek



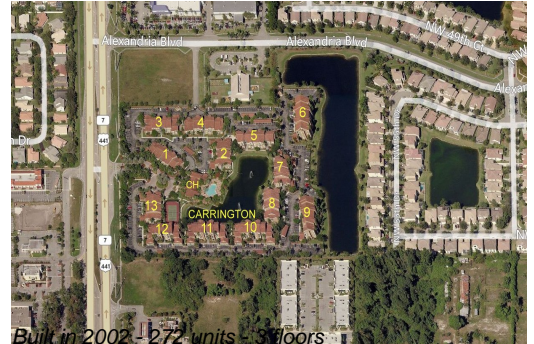
Coconut Creek vs Broward



Carrington at Coconut Creek:	\$279/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Carrington at Coconut Creek: 2%
 Coconut Creek: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek	51 days
Coconut Creek	62 days
Broward	67 days