

Unit 5860 W Sample Rd # 104 - El Ad Poinciana

5860 W Sample Rd # 104 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

Unit Information

MLS Number: A11523725
 Status: Active
 Size: 808 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$255,000
 List PPSF: \$316
 Valuated Price: \$219,000
 Valuated PPSF: \$271

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: 222
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

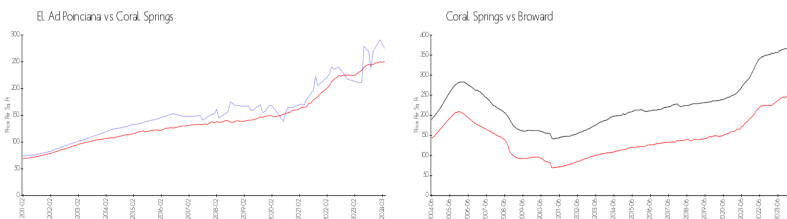
Building Association Information

El-Ad Poinciana
 Condominium Association, Inc
 5665 Coral Ridge Drive
 Coral Springs, FL 33076
 Phone: (954) 346-0677

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,076 sq ft	Apr 2024	\$290,000	\$270
206	1,081 sq ft	Apr 2024	\$290,000	\$268
205	843 sq ft	Apr 2024	\$240,000	\$285
301	1,123 sq ft	Feb 2024	\$285,000	\$254
102	713 sq ft	Feb 2024	\$205,000	\$288

Market Information



El Ad Poinciana: \$275/sq. ft. Coral Springs: \$250/sq. ft.
 Coral Springs: \$250/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

El Ad Poinciana 5%
 Coral Springs 2%



Broward

4%

Avg. Time to Close Over Last 12 Months

El Ad Poinciana

40 days

Coral Springs

45 days

Broward

67 days