

Unit 5860 W Sample Rd # 207 - El Ad Poinciana

5860 W Sample Rd # 207 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

Unit Information

MLS Number: A11548986
 Status: Active
 Size: 1,076 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Other Parking

View:
 List Price: \$320,000
 List PPSF: \$297
 Valuated Price: \$295,000
 Valuated PPSF: \$274

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: 9
 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

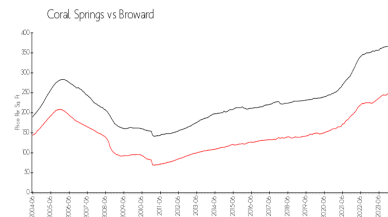
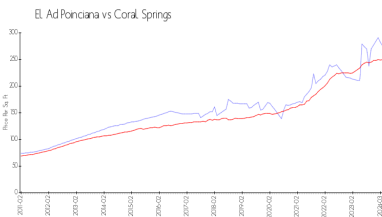
Building Association Information

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 4%

Coral Springs	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

El Ad Poinciana	40 days
Coral Springs	44 days
Broward	67 days