

Unit 1204 Coral Club Dr - Napoli Gardens

1204 Coral Club Dr - 900-1212 Coral Club Dr, Coral Springs, FL, Broward 33071

Unit Information

| | |
|-----------------|--------------------------------------|
| MLS Number: | A11549107 |
| Status: | Active Under Contract |
| Size: | 1,074 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Additional Spaces Available |
| View: | |
| List Price: | \$279,500 |
| List PPSF: | \$260 |
| Valuated Price: | \$256,000 |
| Valuated PPSF: | \$238 |

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: | 292 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

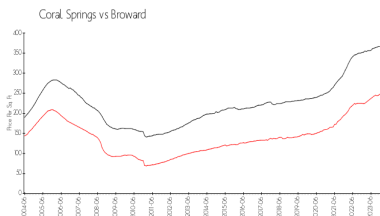
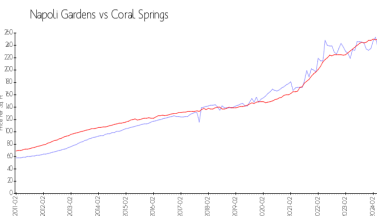
Building Association Information

Napoli Gardens Condominium Association
 1001 Coral Springs Drive
 Coral Springs, FL 33071
 (954) 575-7032

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 912 | 816 sq ft | Mar 2024 | \$205,000 | \$251 |
| 1204 | 1,074 sq ft | Feb 2024 | \$250,000 | \$233 |
| 1143 | 1,044 sq ft | Feb 2024 | \$275,000 | \$263 |
| 1144 | 1,044 sq ft | Jan 2024 | \$240,000 | \$230 |
| . | 1,044 sq ft | Dec 2023 | \$243,000 | \$233 |

Market Information

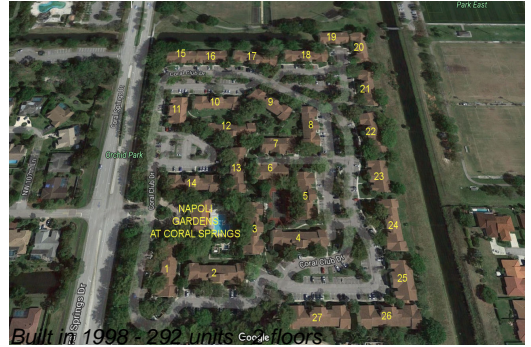


Napoli Gardens: \$237/sq. ft.
 Coral Springs: \$250/sq. ft.

Coral Springs: \$250/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

| | |
|----------------|----|
| Napoli Gardens | 2% |
| Coral Springs | 2% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Napoli Gardens | 38 days |
| Coral Springs | 44 days |
| Broward | 67 days |