

# Unit 1200 NW 87th Ave # 116 - Sherwood Square A B&C

1200 NW 87th Ave # 116 - 1075 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number:	A11561277
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$248,900
List PPSF:	\$251
Valuated Price:	\$219,000
Valuated PPSF:	\$221

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:	200
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

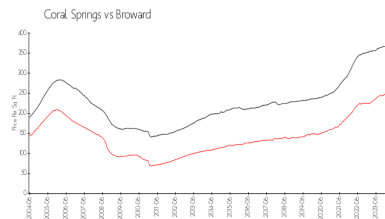
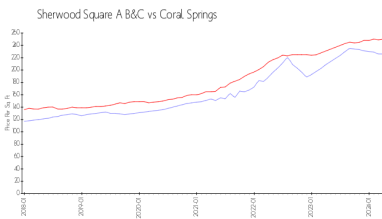
## Building Association Information

SHERWOOD SQUARE  
 HOMEOWNERS ASSOCIATION, INC.  
 1155 RIVERSIDE DRIVE,  
 CORAL SPRINGS FL33071

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
216	990 sq ft	May 2024	\$210,000	\$212
401	990 sq ft	Sep 2023	\$235,000	\$237
412	835 sq ft	Jun 2023	\$170,000	\$204
116	990 sq ft	Jun 2023	\$230,000	\$232

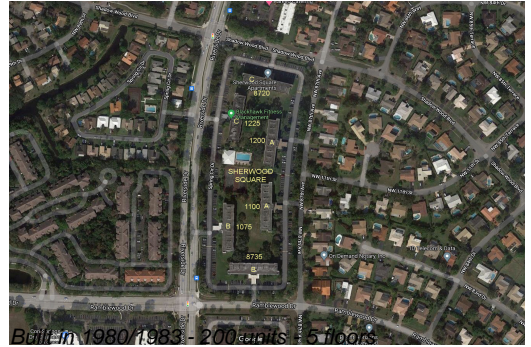
## Market Information



Sherwood Square A B&C:	\$226/sq. ft.	Coral Springs:	\$250/sq. ft.
Coral Springs:	\$250/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Sherwood Square A B&C	3%
Coral Springs	2%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Sherwood Square A B&C	53 days
Coral Springs	45 days
Broward	67 days