

# Unit 8205 - Carrington at Coconut Creek

8205 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number: A11568047  
 Status: Active  
 Size: 967 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$299,000  
 List PPSF: \$309  
 Valuated Price: \$271,000  
 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

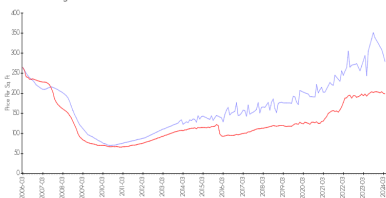
CARRINGTON AT COCONUT CREEK  
 CONDOMINIUM ASSOCIATION, INC.  
 4804 N State Pompano Beach, FL 33063  
 (954) 532-0731

## Recent Sales

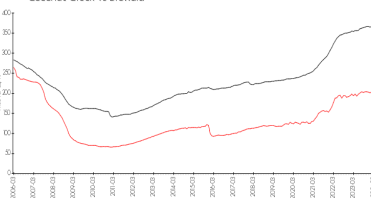
Unit #	Size	Closing Date	Sale Price	PPSF
11105	1,125 sq ft	Apr 2024	\$255,000	\$227
2205	834 sq ft	Apr 2024	\$220,000	\$264
2206	834 sq ft	Mar 2024	\$269,999	\$324
5208	670 sq ft	Feb 2024	\$214,000	\$319
9304	1,125 sq ft	Feb 2024	\$341,000	\$303

## Market Information

Carrington at Coconut Creek vs Coconut Creek



Coconut Creek vs Broward



Carrington at	\$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