

# Unit 5640 NW 61st St # 1429 - Club Caribe (5510-5640)

5640 NW 61st St # 1429 - 5510 NW 61 St, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number:	A11570476
Status:	Active
Size:	846 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$221,000
List PPSF:	\$261
Valuated Price:	\$200,000
Valuated PPSF:	\$236

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:	376
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

Isram Residential Club Caribe, LLC  
 5500 NW 61st St,  
 Coconut Creek, FL 33073  
 (754) 422-9817

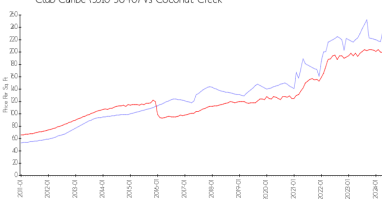
<http://isramclubcaribe.com/>

## Recent Sales

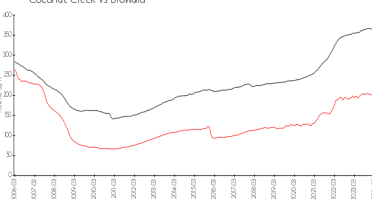
Unit #	Size	Closing Date	Sale Price	PPSF
913	1,015 sq ft	Mar 2024	\$221,000	\$218
120	846 sq ft	Mar 2024	\$185,000	\$219
1207	1,015 sq ft	Oct 2023	\$225,000	\$222
1425	846 sq ft	Aug 2023	\$200,000	\$236
503	1,130 sq ft	May 2023	\$250,000	\$221

## Market Information

Club Caribe (5510-5640) vs Coconut Creek

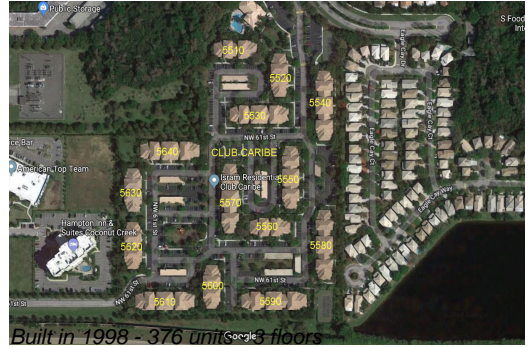


Coconut Creek vs Broward



Club Caribe (5510-5640):	\$234/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Club Caribe (5510-5640)	1%
Coconut Creek	3%
Broward	4%

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

Club Caribe (5510-5640)	30 days
Coconut Creek	62 days
Broward	67 days