

# Unit 3246 NW 102nd Ter # 308-F - Country Gardens (A-F)

3246 NW 102nd Ter # 308-F - 3200-3282 NW 103 Ter, Coral Springs, FL, Broward 33065

## Unit Information

MLS Number:	RX-10975872
Status:	Active
Size:	767 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$250,000
List PPSF:	\$326
Valuated Price:	\$222,000
Valuated PPSF:	\$289

*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:	102
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

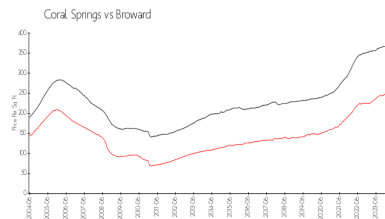
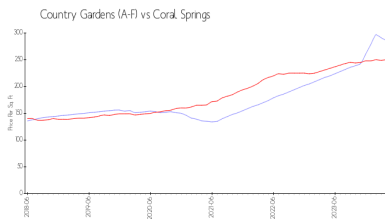
## Building Association Information

Coral Springs Gardens Association  
 Address: 3550 NW 104th Ave,  
 Coral Springs, FL 33065

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101-A	767 sq ft	Mar 2024	\$190,000	\$248
206-C	767 sq ft	Feb 2024	\$180,000	\$235
302-F	767 sq ft	Feb 2024	\$231,000	\$301
Unit 106-F	767 sq ft	Nov 2023	\$185,000	\$241

## Market Information



Country Gardens (A-F): \$286/sq. ft.  
 Coral Springs: \$250/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Country Gardens (A-F)	3%
Coral Springs	2%
Broward	4%



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

Country Gardens (A-F)	25 days
Coral Springs	44 days
Broward	67 days