

Unit 11767 NW 30th St # 108A - Cypress Trace

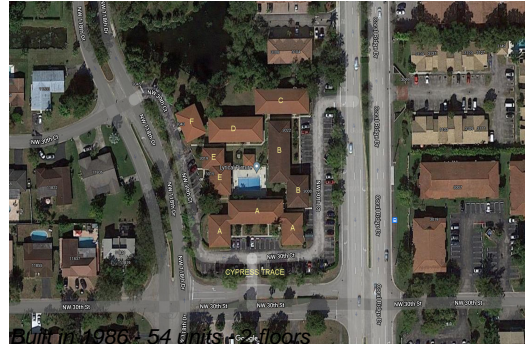
11767 NW 30th St # 108A - 11767-11797 NW 30 St, Coral Springs, FL, Broward 33065



Unit Information

MLS Number:	A11460489
Status:	Active Under Contract
Size:	800 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$189,990
List PPSF:	\$237
Valuated Price:	\$178,000
Valuated PPSF:	\$223

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:	54
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

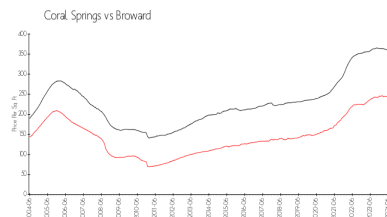
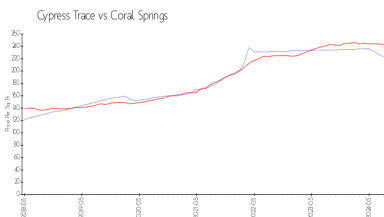
Building Association Information

Cypress Creek Villas Of Coral Springs Condominium Association, Inc.
 9365 W Sample Rd,
 Coral Springs, FL 33065

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	800 sq ft	Jul 2024	\$185,000	\$231
111B	800 sq ft	May 2024	\$188,000	\$235

Market Information



Cypress Trace: \$223/sq. ft.
 Coral Springs: \$243/sq. ft.

Coral Springs: \$243/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

Cypress Trace	2%
Coral Springs	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cypress Trace 46 days

Coral Springs
Broward

46 days
72 days