

# Unit 5860 W Sample Rd # 207 - El Ad Poinciana

5860 W Sample Rd # 207 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number: A11548986  
 Status: Active  
 Size: 1,076 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Other Parking

View:  
 List Price: \$320,000  
 List PPSF: \$297  
 Valuated Price: \$295,000  
 Valuated PPSF: \$274

*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: 222  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

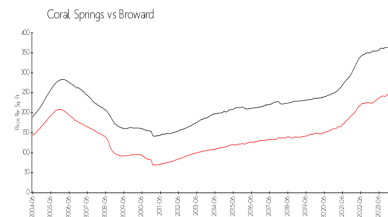
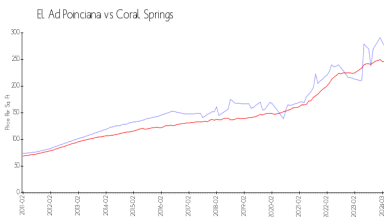
## Building Association Information

El-Ad Poinciana  
 Condominium Association, Inc  
 5665 Coral Ridge Drive  
 Coral Springs, FL 33076  
 Phone: (954) 346-0677

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,076 sq ft	Apr 2024	\$290,000	\$270
206	1,081 sq ft	Apr 2024	\$290,000	\$268
205	843 sq ft	Apr 2024	\$240,000	\$285
301	1,123 sq ft	Feb 2024	\$285,000	\$254
102	713 sq ft	Feb 2024	\$205,000	\$288

## Market Information



El Ad Poinciana: \$275/sq. ft.  
 Coral Springs: \$247/sq. ft.  
 Coral Springs: \$247/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

El Ad Poinciana 4%

Coral Springs	2%
Broward	3%

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

El Ad Poinciana	41 days
Coral Springs	45 days
Broward	66 days