

# Unit 1100 NW 87th Ave # 403 - Sherwood Square A B&C

1100 NW 87th Ave # 403 - 1075 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number: A11554771  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$239,000  
 List PPSF: \$241  
 Valuated Price: \$204,000  
 Valuated PPSF: \$206

*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: 200  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

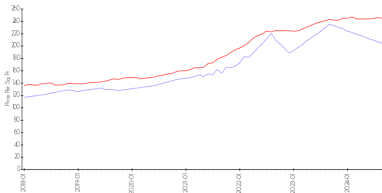
SHERWOOD SQUARE  
 HOMEOWNERS ASSOCIATION, INC.  
 1155 RIVERSIDE DRIVE,  
 CORAL SPRINGS FL33071

## Recent Sales

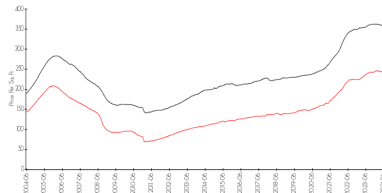
Unit #	Size	Closing Date	Sale Price	PPSF
216	990 sq ft	May 2024	\$210,000	\$212

## Market Information

Sherwood Square A B&C vs Coral Springs



Coral Springs vs Broward



Sherwood Square A B&C:	\$204/sq. ft.	Coral Springs:	\$244/sq. ft.
Coral Springs:	\$244/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Sherwood Square A B&C	3%
Coral Springs	2%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sherwood Square A B&C	48 days
Coral Springs	47 days
Broward	74 days

