

# Unit 5800 W Sample Rd # 304 - El Ad Poinciana

5800 W Sample Rd # 304 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number:	A11557992
Status:	Active
Size:	885 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Not Assigned
View:	Other View
Rental Price:	\$1,850
List PPSF:	\$2
Valuated Price:	\$245,000
Valuated PPSF:	\$277

*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.*

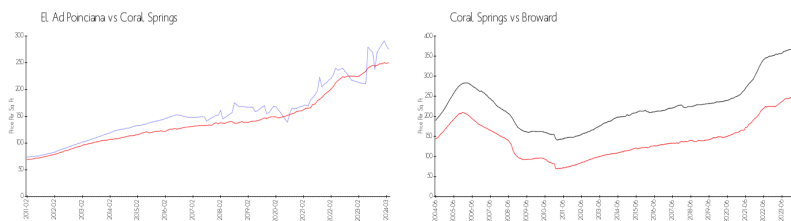
## Building Information

Number of units:	222
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

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

## Market Information



El Ad Poinciana:	\$275/sq. ft.	Coral Springs:	\$250/sq. ft.
Coral Springs:	\$250/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

El Ad Poinciana	5%
Coral Springs	2%
Broward	4%

## Avg. Time to Close Over Last 12 Months

El Ad Poinciana	40 days
Coral Springs	45 days
Broward	67 days

