

Unit 1200 NW 87th Ave # 116 - Sherwood Square A B&C

1200 NW 87th Ave # 116 - 1075 Riverside Dr, Coral Springs, FL, Broward 33071

Unit Information

MLS Number:	A11561277
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$248,900
List PPSF:	\$251
Valuated Price:	\$220,000
Valuated PPSF:	\$222

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:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

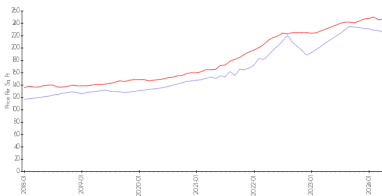
SHERWOOD SQUARE
 HOMEOWNERS ASSOCIATION, INC.
 1155 RIVERSIDE DRIVE,
 CORAL SPRINGS FL33071

Recent Sales

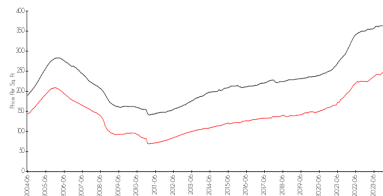
Unit #	Size	Closing Date	Sale Price	PPSF
401	990 sq ft	Sep 2023	\$235,000	\$237
412	835 sq ft	Jun 2023	\$170,000	\$204
116	990 sq ft	Jun 2023	\$230,000	\$232

Market Information

Sherwood Square A B&C vs Coral Springs



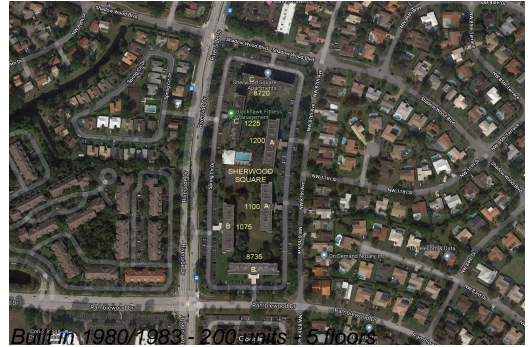
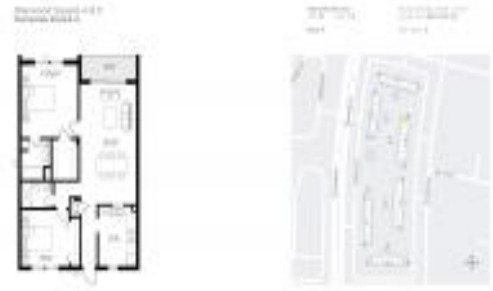
Coral Springs vs Broward



Sherwood Square A B&C:	\$226/sq. ft.	Coral Springs:	\$247/sq. ft.
Coral Springs:	\$247/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Sherwood Square A B&C	54 days
Coral Springs	45 days
Broward	66 days