

# Unit 1200 NW 87th Ave # 312 - Sherwood Square A B&C

1200 NW 87th Ave # 312 - 1075 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number:	A11569101
Status:	Active
Size:	835 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$199,500
List PPSF:	\$239
Valuated Price:	\$189,000
Valuated PPSF:	\$226

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

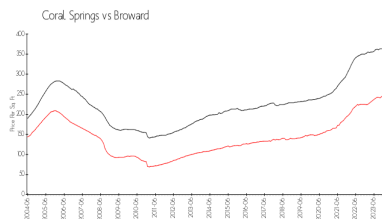
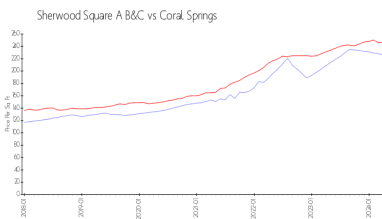
## Building Association Information

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

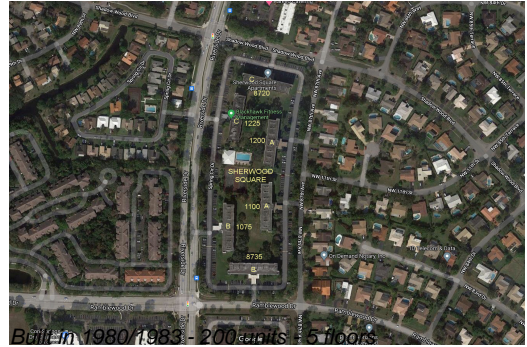
## Market Information



Sherwood Square A B&C:	\$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