

# Unit 906 Coral Club Dr - Napoli Gardens

906 Coral Club Dr - 900-1212 Coral Club Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number: A11584954  
 Status: Active  
 Size: 816 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$204,900  
 List PPSF: \$251  
 Valuated Price: \$197,000  
 Valuated PPSF: \$241

*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: 292  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

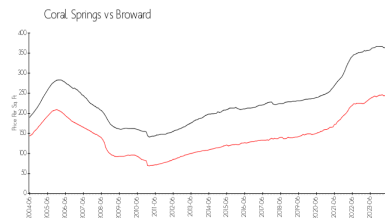
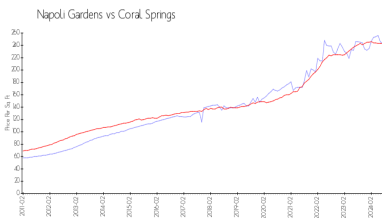
## Building Association Information

Napoli Gardens Condominium Association  
 1001 Coral Springs Drive  
 Coral Springs, FL 33071  
 (954) 575-7032

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	816 sq ft	Aug 2024	\$195,000	\$239
1012	1,074 sq ft	Jun 2024	\$265,000	\$247
1099	816 sq ft	May 2024	\$210,000	\$257
912	816 sq ft	Mar 2024	\$205,000	\$251
1204	1,074 sq ft	Feb 2024	\$250,000	\$233
1143	1,044 sq ft	Feb 2024	\$275,000	\$263

## Market Information

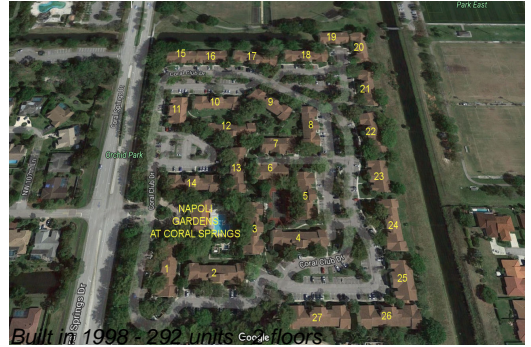


Napoli Gardens: \$240/sq. ft.  
 Coral Springs: \$243/sq. ft.

Coral Springs: \$243/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Napoli Gardens: 3%  
 Coral Springs: 2%  
 Broward: 4%



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

Napoli Gardens	53 days
Coral Springs	46 days
Broward	72 days