

# Unit 5980 W Sample Rd # 304 - El Ad Poinciana

5980 W Sample Rd # 304 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number: A11593597  
 Status: Active  
 Size: 885 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Other Parking  
 View:  
 List Price: \$223,000  
 List PPSF: \$252  
 Valuated Price: \$223,000  
 Valuated PPSF: \$252

*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: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

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

## Recent Sales

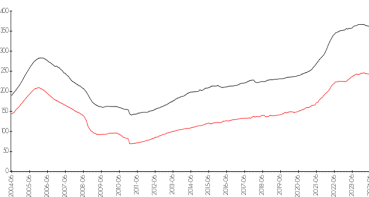
Unit #	Size	Closing Date	Sale Price	PPSF
203	1,240 sq ft	Jul 2024	\$310,000	\$250
207	1,076 sq ft	Jul 2024	\$315,000	\$293
203	1,076 sq ft	Jun 2024	\$303,500	\$282
303	1,357 sq ft	Jun 2024	\$305,000	\$225
304	1,120 sq ft	May 2024	\$258,000	\$230

## Market Information

El Ad Poinciana vs Coral Springs



Coral Springs vs Broward



El Ad Poinciana: \$250/sq. ft.  
 Coral Springs: \$243/sq. ft.

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

## Inventory for Sale

El Ad Poinciana 4%  
 Coral Springs 2%



Broward

4%

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

El Ad Poinciana

39 days

Coral Springs

46 days

Broward

72 days