

# Unit 940 Coral Club Dr - Napoli Gardens

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

## Unit Information

MLS Number:	A11605113
Status:	Active
Size:	816 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$204,000
List PPSF:	\$250
Valuated Price:	\$195,000
Valuated PPSF:	\$239

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

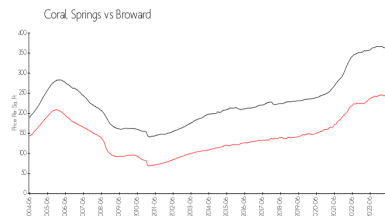
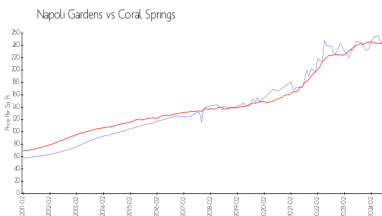
## Building Association Information

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