

# Unit 8204 - Carrington at Coconut Creek

8204 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number: A11607462  
 Status: Active Under Contract  
 Size: 967 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 Rental Price: \$2,250  
 List PPSF: \$2  
 Valuated Price: \$271,000  
 Valuated PPSF: \$280

*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.*

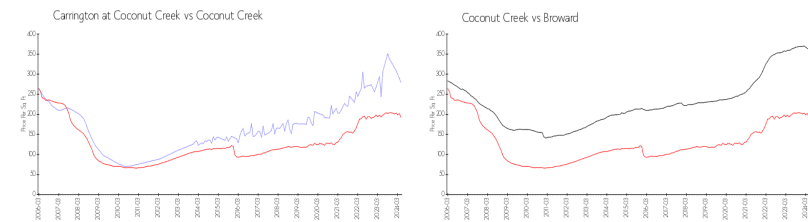
## Building Information

Number of units: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

CARRINGTON AT COCONUT CREEK  
 CONDOMINIUM ASSOCIATION, INC.  
 4804 N State Pompano Beach, FL 33063  
 (954) 532-0731

## Market Information



Carrington at	\$279/sq. ft.	Coconut Creek:	\$192/sq. ft.
Coconut Creek:		Broward:	\$351/sq. ft.
Coconut Creek:	\$192/sq. ft.		

## Inventory for Sale

Carrington at Coconut Creek 2%  
 Coconut Creek 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek 54 days  
 Coconut Creek 62 days  
 Broward 69 days

