

# Unit 6960 SW 39th St # E303 - Courtyards at Davie

6960 SW 39th St # E303 - 6900 SW 39 St, Davie, FL, Broward 33314

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11615013                              |
| Status:         | Closed                                 |
| Size:           | 1,183 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$269,900                              |
| List PPSF:      | \$228                                  |
| Valuated Price: | \$272,000                              |
| Valuated PPSF:  | \$230                                  |

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:                         | 219 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

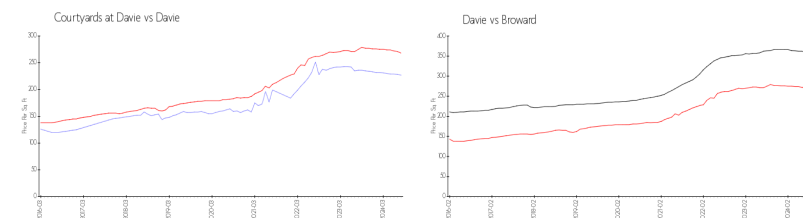
## Building Association Information

Courtyards @ Davie Condo Association  
6920 SW 39th Street  
Davie, FL 33314  
Phone: (954) 584-6121

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E303   | 1,183 sq ft | Aug 2024     | \$247,000  | \$209 |
| 202D   | 1,183 sq ft | Apr 2024     | \$250,000  | \$211 |
| 301    | 1,183 sq ft | Oct 2023     | \$262,000  | \$221 |

## Market Information



Courtyards at Davie: \$227/sq. ft.  
Davie: \$268/sq. ft.

Davie: \$268/sq. ft.  
Broward: \$346/sq. ft.

## Inventory for Sale

|                     |    |
|---------------------|----|
| Courtyards at Davie | 4% |
| Davie               | 2% |
| Broward             | 4% |



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

|                     |         |
|---------------------|---------|
| Courtyards at Davie | 51 days |
| Davie               | 69 days |
| Broward             | 72 days |