

# Unit 5940 W Sample Rd # 207 - El Ad Poinciana

5940 W Sample Rd # 207 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number:	A11649968
Status:	Active
Size:	1,076 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available
View:	
List Price:	\$320,000
List PPSF:	\$297
Valuated Price:	\$259,000
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:	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:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

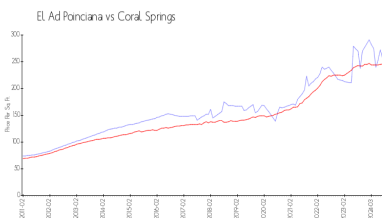
## Building Association Information

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

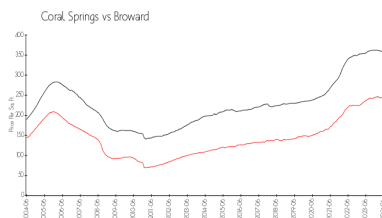
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	843 sq ft	Oct 2024	\$220,000	\$261
304	885 sq ft	Sep 2024	\$215,000	\$243
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

## Market Information



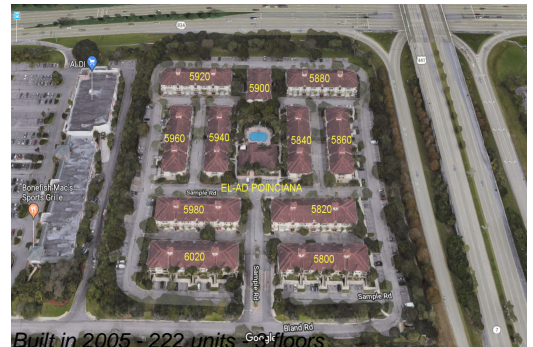
El Ad Poinciana: \$241/sq. ft.  
Coral Springs: \$244/sq. ft.



Coral Springs: \$244/sq. ft.  
Broward: \$339/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	46 days
Coral Springs	47 days
Broward	74 days