

Unit 4305 - Carrington at Coconut Creek

4305 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: A11667412
 Status: Active
 Size: 967 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, 2 Or More Spaces, Guest Parking
 View:
 List Price: \$275,000
 List PPSF: \$284
 Valuated Price: \$266,000
 Valuated PPSF: \$275

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: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

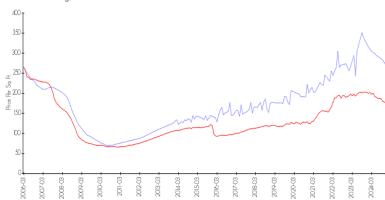
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

Recent Sales

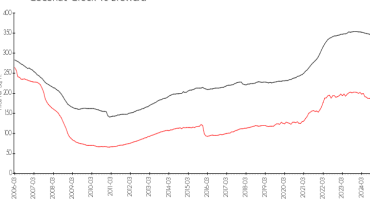
Unit #	Size	Closing Date	Sale Price	PPSF
2205	834 sq ft	Dec 2024	\$243,000	\$291
6107	703 sq ft	Oct 2024	\$200,000	\$284
105	967 sq ft	Oct 2024	\$245,000	\$253
4201	967 sq ft	Oct 2024	\$293,500	\$304
12104	967 sq ft	Sep 2024	\$293,000	\$303

Market Information

Carrington at Coconut Creek vs Coconut Creek



Coconut Creek vs Broward



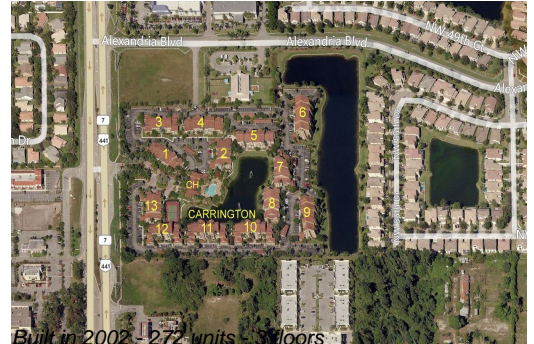
Carrington at Coconut Creek: \$272/sq. ft.
 Coconut Creek: \$177/sq. ft.
 Coconut Creek: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Carrington at Coconut Creek: 2%
 Coconut Creek: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek: 69 days



Coconut Creek
Broward

71 days
78 days