

Unit 4206 - Carrington at Coconut Creek

4206 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: A11688774
 Status: Active
 Size: 967 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking
 View:
 List Price: \$249,900
 List PPSF: \$258
 Valuated Price: \$268,000
 Valuated PPSF: \$277

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: 7
 Building inventory for sale: 2%
 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: 4

Building Association Information

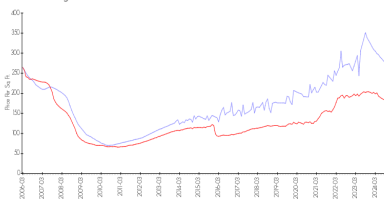
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

Recent Sales

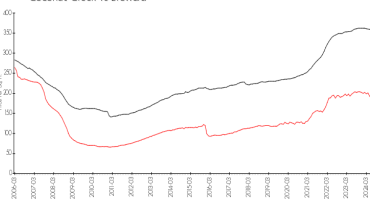
Unit #	Size	Closing Date	Sale Price	PPSF
6107	703 sq ft	Oct 2024	\$200,000	\$284
105	967 sq ft	Oct 2024	\$245,000	\$253
4201	967 sq ft	Oct 2024	\$293,500	\$304
12104	967 sq ft	Sep 2024	\$293,000	\$303
11205	1,125 sq ft	Jun 2024	\$300,000	\$267

Market Information

Carrington at Coconut Creek vs Coconut Creek



Coconut Creek vs Broward



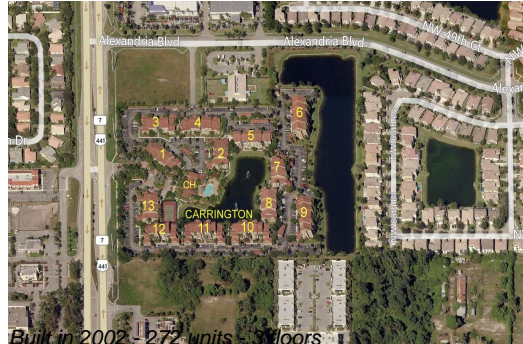
Carrington at Coconut Creek:	\$277/sq. ft.	Coconut Creek:	\$185/sq. ft.
Coconut Creek:	\$185/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek: 63 days



Coconut Creek
Broward

66 days
74 days