

# Unit 5661 Riverside Dr # 306B7 - Grand Oasis

5661 Riverside Dr # 306B7 - 5621 Riverside Dr, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number:	A11689359
Status:	Pending
Size:	950 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$240,000
List PPSF:	\$253
Valuated Price:	\$232,000
Valuated PPSF:	\$244

*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:	198
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

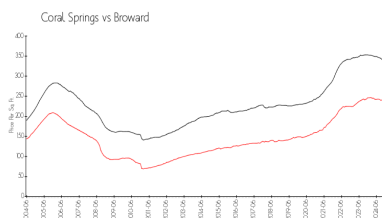
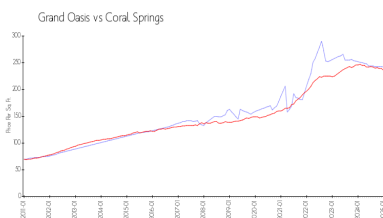
## Building Association Information

The Grand Oasis Condominium Association Inc  
5665 Coral Ridge Drive  
Coral Springs, FL 33076  
Phone: (954) 954-3460  
(954) 344-0191

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304B2	784 sq ft	Dec 2024	\$190,000	\$242
205A6	1,106 sq ft	Jul 2024	\$262,000	\$237
106	950 sq ft	Jun 2024	\$230,000	\$242
205B4	1,106 sq ft	May 2024	\$274,500	\$248

## Market Information



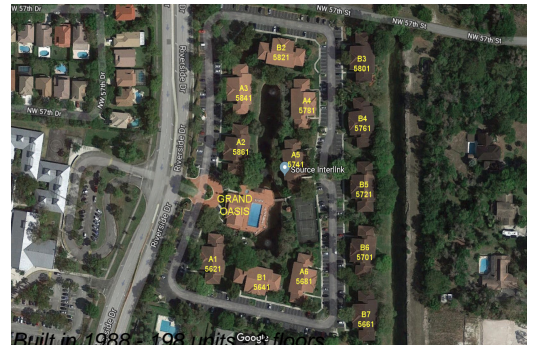
Grand Oasis:	\$242/sq. ft.	Coral Springs:	\$233/sq. ft.
Coral Springs:	\$233/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Grand Oasis	4%
Coral Springs	3%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Grand Oasis	71 days
Coral Springs	54 days



Broward

83 days