

# Unit 1156 Coral Club Dr - Napoli Gardens

1156 Coral Club Dr - 900-1212 Coral Club Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number: A11702206  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$260,000  
 List PPSF: \$242  
 Valuated Price: \$246,000  
 Valuated PPSF: \$229

*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: 292  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

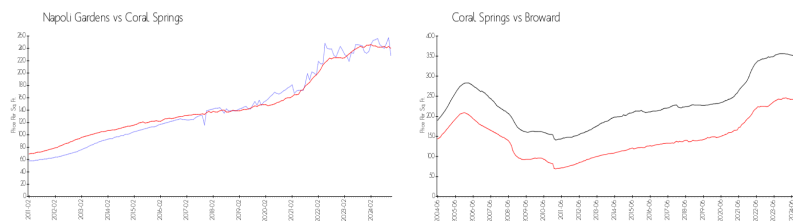
## Building Association Information

Napoli Gardens Condominium Association  
 1001 Coral Springs Drive  
 Coral Springs, FL 33071  
 (954) 575-7032

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1133	816 sq ft	Dec 2024	\$200,000	\$245
1149	1,044 sq ft	Oct 2024	\$267,000	\$256
904	816 sq ft	Aug 2024	\$195,000	\$239
1012	1,074 sq ft	Jun 2024	\$265,000	\$247
1099	816 sq ft	May 2024	\$210,000	\$257

## Market Information



Napoli Gardens:	\$228/sq. ft.	Coral Springs:	\$240/sq. ft.
Coral Springs:	\$240/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Napoli Gardens	3%
Coral Springs	2%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Napoli Gardens	53 days
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Coral Springs  
Broward

47 days  
76 days