

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

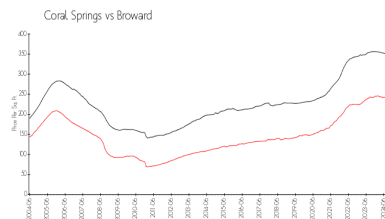
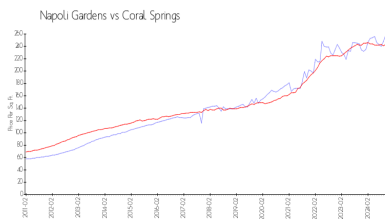
Building Association Information

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



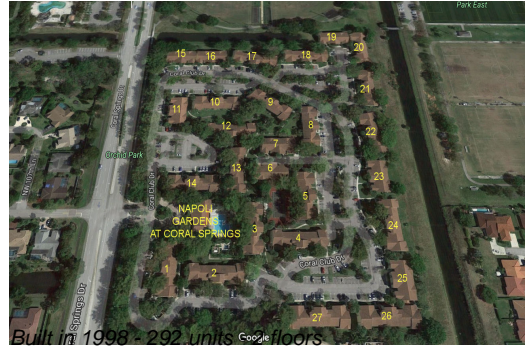
Napoli Gardens: \$228/sq. ft. Coral Springs: \$240/sq. ft.
 Coral Springs: \$240/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Napoli Gardens: 3%
 Coral Springs: 2%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Napoli Gardens: 53 days



Coral Springs
Broward

47 days
76 days