

# Unit 8107 - Carrington at Coconut Creek

8107 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number:	A11813081
Status:	Active
Size:	967 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$240,000
List PPSF:	\$248
Valuated Price:	\$233,000
Valuated PPSF:	\$241

*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:	9
Number of sales over the last 6 months:	6
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

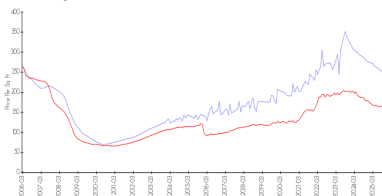
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## Recent Sales

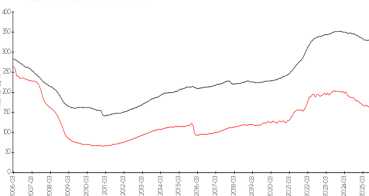
Unit #	Size	Closing Date	Sale Price	PPSF
101	703 sq ft	Dec 2025	\$160,000	\$228
3303	834 sq ft	Nov 2025	\$205,000	\$246
104	967 sq ft	Oct 2025	\$239,000	\$247
1108	967 sq ft	Oct 2025	\$240,000	\$248
102	703 sq ft	Sep 2025	\$160,000	\$228

## Market Information

Carrington at Coconut Creek vs Coconut Creek



Coconut Creek vs Broward



Carrington at \$243/sq. ft.

Coconut Creek:

Coconut Creek: \$162/sq. ft.

Coconut Creek:

\$162/sq. ft.

Broward:

\$311/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

Carrington at Coconut Creek	76 days
Coconut Creek	87 days
Broward	88 days