

Unit 1100 NW 87th Ave # 306 - Sherwood Square A B&C

1100 NW 87th Ave # 306 - 1075 Riverside Dr, Coral Springs, FL, Broward 33071

Unit Information

MLS Number:	A11834073
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$200,000
List PPSF:	\$202
Valuated Price:	\$166,000
Valuated PPSF:	\$168

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:	200
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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

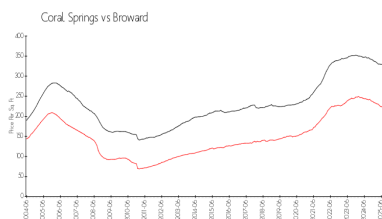
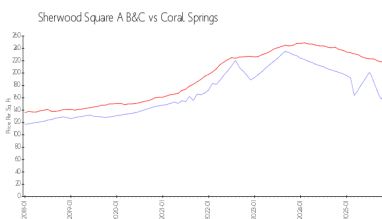
SHERWOOD SQUARE
HOMEOWNERS ASSOCIATION, INC.
1155 RIVERSIDE DRIVE,
CORAL SPRINGS FL33071

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
114	990 sq ft	Dec 2025	\$170,000	\$172
413	835 sq ft	Oct 2025	\$138,576	\$166
516	1,100 sq ft	Oct 2025	\$150,000	\$136
116	990 sq ft	Jul 2025	\$208,000	\$210
206	990 sq ft	Jul 2025	\$184,000	\$186

Market Information

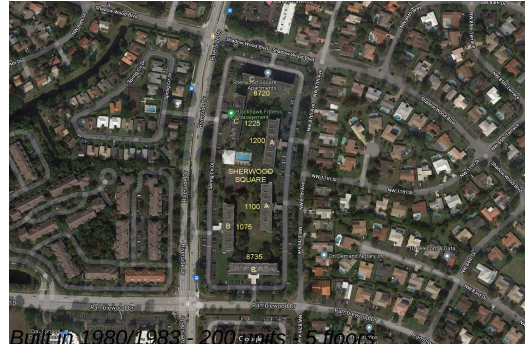


Sherwood Square A B&C: \$168/sq. ft.
Coral Springs: \$220/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Sherwood Square A B&C	4%
Coral Springs	3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Sherwood Square A B&C	77 days
Coral Springs	71 days
Broward	88 days