

Unit 9520 Seagrape Dr # 306 - Sabal Palm of Island Ridge (1-11)

9520 Seagrape Dr # 306 - 1811 Sabal Palm Dr, Davie, FL, Broward 33324

Unit Information

MLS Number:	A11856694
Status:	Active
Size:	1,155 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$255,000
List PPSF:	\$221
Valuated Price:	\$281,000
Valuated PPSF:	\$243

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:	304
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:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

Building Association Information

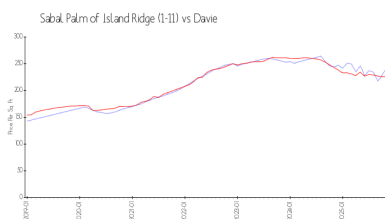
Sabal Palm Condominiums
of Pine Island Ridge Assn Office
1901 Pine Ridge Dr
Fort Lauderdale, FL 33324
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820 South State Road 7
Plantation, FL 33317
West Broward Community Management
(954) 475-8844

<https://sabalpalmatpircc.com/>

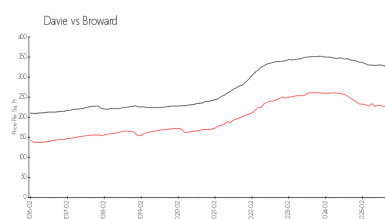
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,155 sq ft	Dec 2025	\$260,000	\$225
305	1,124 sq ft	Dec 2025	\$240,000	\$214
105	976 sq ft	Nov 2025	\$232,500	\$238
404	976 sq ft	Sep 2025	\$216,000	\$221
402	1,124 sq ft	Aug 2025	\$253,000	\$225
205	1,124 sq ft	Aug 2025	\$275,000	\$245

Market Information



Sabal Palm of Island Ridge (1-11): \$242/sq. ft.



Davie: \$226/sq. ft.



Davie: \$226/sq. ft. Broward: \$311/sq. ft.

Inventory for Sale

Sabal Palm of Island Ridge (1-11)	2%
Davie	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sabal Palm of Island Ridge (1-11)	71 days
Davie	74 days
Broward	88 days