

Unit 3045 NW 118th Dr # 227F - Cypress Trace

3045 NW 118th Dr # 227F - 11767-11797 NW 30 St, Coral Springs, FL, Broward 33065

Unit Information

MLS Number:	A11915304
Status:	Active
Size:	800 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$210,000
List PPSF:	\$263
Valuated Price:	\$200,000
Valuated PPSF:	\$250

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:	54
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

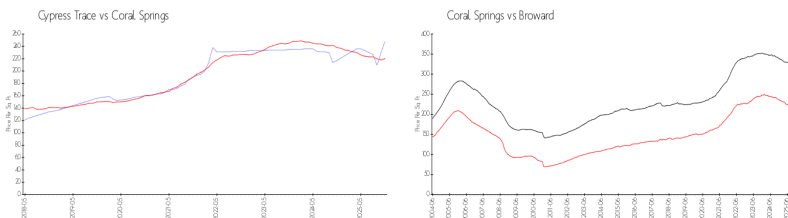
Cypress Creek Villas Of Coral Springs Condominium Association, Inc.
9365 W Sample Rd,
Coral Springs, FL 33065

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
122D	800 sq ft	Oct 2025	\$175,000	\$219
218	800 sq ft	Sep 2025	\$168,900	\$211
217C	800 sq ft	Jul 2025	\$165,000	\$206
203A	800 sq ft	May 2025	\$190,000	\$238

Market Information



Cypress Trace:	\$248/sq. ft.	Coral Springs:	\$220/sq. ft.
Coral Springs:	\$220/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Cypress Trace	2%
Coral Springs	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Cypress Trace
Coral Springs
Broward

82 days
71 days
88 days