

# Unit 6968 SW 39th St # F204 - Courtyards at Davie

6968 SW 39th St # F204 - 6900 SW 39 St, Davie, FL, Broward 33314

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11932695                              |
| Status:         | Active                                 |
| Size:           | 1,183 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$259,900                              |
| List PPSF:      | \$220                                  |
| Valuated Price: | \$235,000                              |
| Valuated PPSF:  | \$199                                  |

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:                         | 219 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 3%  |
| 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:  | 0   |

## Building Association Information

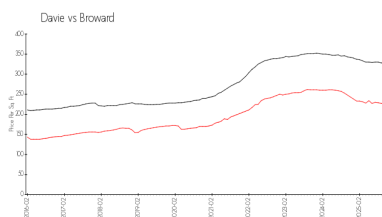
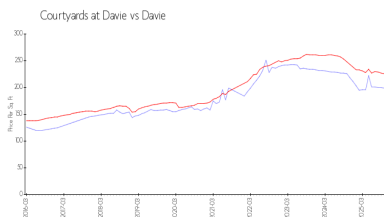
Courtyards @ Davie Condo Association  
6920 SW 39th Street  
Davie, FL 33314  
Phone: (954) 584-6121

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| F207   | 1,183 sq ft | Aug 2025     | \$214,000  | \$181 |
| C302   | 1,183 sq ft | Jul 2025     | \$260,000  | \$220 |
| 104D   | 1,183 sq ft | Jun 2025     | \$225,000  | \$190 |
| 106-I  | 1,364 sq ft | Jun 2025     | \$255,000  | \$187 |
| F-106  | 1,364 sq ft | Jun 2025     | \$300,000  | \$220 |

## Market Information



Courtyards at Davie: \$198/sq. ft.  
Davie: \$226/sq. ft.

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

## Inventory for Sale

|                     |    |
|---------------------|----|
| Courtyards at Davie | 4% |
| Davie               | 3% |
| Broward             | 4% |



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

|                     |         |
|---------------------|---------|
| Courtyards at Davie | 89 days |
| Davie               | 74 days |
| Broward             | 88 days |