

Unit 5840 W Sample Rd # 303 - El Ad Poinciana

5840 W Sample Rd # 303 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

Unit Information

MLS Number:	F10415337
Status:	Active
Size:	1,357 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking, Open Space Parking
View:	Pool Area View
List Price:	\$329,000
List PPSF:	\$242
Valuated Price:	\$376,000
Valuated PPSF:	\$277

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:	222
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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

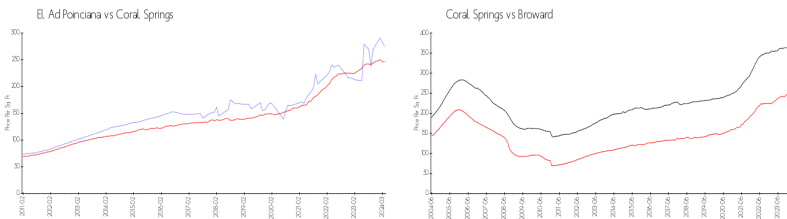
Building Association Information

El-Ad Poinciana
 Condominium Association, Inc
 5665 Coral Ridge Drive
 Coral Springs, FL 33076
 Phone: (954) 346-0677

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,076 sq ft	Apr 2024	\$290,000	\$270
206	1,081 sq ft	Apr 2024	\$290,000	\$268
205	843 sq ft	Apr 2024	\$240,000	\$285
301	1,123 sq ft	Feb 2024	\$285,000	\$254
102	713 sq ft	Feb 2024	\$205,000	\$288

Market Information



El Ad Poinciana:	\$275/sq. ft.	Coral Springs:	\$247/sq. ft.
Coral Springs:	\$247/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

El Ad Poinciana	4%
Coral Springs	2%



Broward

3%

Avg. Time to Close Over Last 12 Months

El Ad Poinciana

41 days

Coral Springs

45 days

Broward

66 days