

Unit 2501 Riverside Dr # 313-A - Coral Springs Tower Club 1 (A&B)

2501 Riverside Dr # 313-A - 2401 Riverside Dr, Coral Springs, FL, Broward 33065

Unit Information

MLS Number:	F10419293
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Pool Area View
List Price:	\$177,983
List PPSF:	\$254
Valuated Price:	\$155,000
Valuated PPSF:	\$256

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

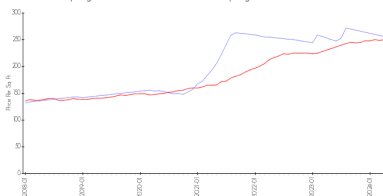
Coral Springs Tower Club Condo Association
2501 Riverside Drive
Coral Springs, FL 33065
(954) 753-4613

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417A	606 sq ft	Jan 2024	\$153,900	\$254
306-A	606 sq ft	Dec 2023	\$155,000	\$256
407-B	606 sq ft	Dec 2023	\$145,000	\$239
411-B	464 sq ft	Aug 2023	\$140,000	\$302
403-A	606 sq ft	Aug 2023	\$150,000	\$248

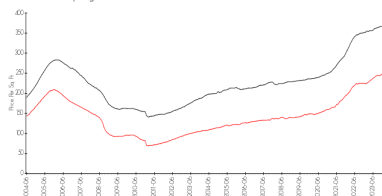
Market Information

Coral Springs Tower Club 1 (A&B) vs Coral Springs



Coral Springs Tower Club 1 (A&B): \$256/sq. ft.
Coral Springs: \$250/sq. ft.

Coral Springs vs Broward



Coral Springs: \$250/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Coral Springs Tower Club 1 (A&B)	2%
Coral Springs	2%



Broward 4%

Avg. Time to Close Over Last 12 Months

Coral Springs Tower Club 1 (A&B)	26 days
Coral Springs	45 days
Broward	67 days