

# Unit 2203 - Carrington at Coconut Creek

2203 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

## Unit Information

MLS Number: F10419826  
 Status: Active  
 Size: 834 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$249,999  
 List PPSF: \$300  
 Valuated Price: \$232,000  
 Valuated PPSF: \$278

*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: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

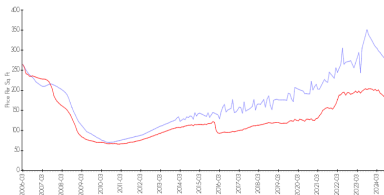
CARRINGTON AT COCONUT CREEK  
 CONDOMINIUM ASSOCIATION, INC.  
 4804 N State Pompano Beach, FL 33063  
 (954) 532-0731

## Recent Sales

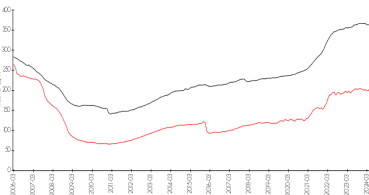
Unit #	Size	Closing Date	Sale Price	PPSF
11205	1,125 sq ft	Jun 2024	\$300,000	\$267
11105	1,125 sq ft	Apr 2024	\$255,000	\$227
2205	834 sq ft	Apr 2024	\$220,000	\$264
2206	834 sq ft	Mar 2024	\$269,999	\$324
104	967 sq ft	Mar 2024	\$289,000	\$299

## Market Information

Carrington at Coconut Creek vs Coconut Creek



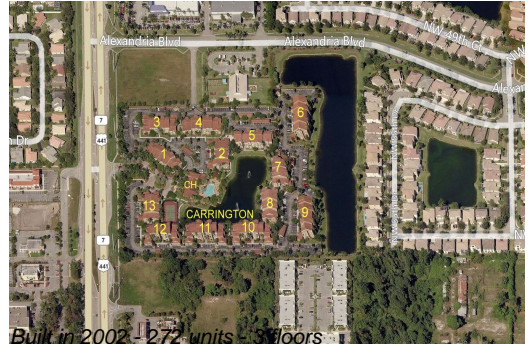
Coconut Creek vs Broward



Carrington at	\$278/sq. ft.	Coconut Creek:	\$183/sq. ft.
Coconut Creek:	\$183/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Carrington at Coconut Creek 3%  
 Coconut Creek 3%  
 Broward 4%



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

Carrington at Coconut Creek	58 days
Coconut Creek	63 days
Broward	72 days