

# Unit 1170 Coral Club Dr - Napoli Gardens

1170 Coral Club Dr - 900-1212 Coral Club Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number: F10426411  
 Status: Active  
 Size: 816 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Garden View  
 List Price: \$249,000  
 List PPSF: \$305  
 Valuated Price: \$193,000  
 Valuated PPSF: \$237

*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: 292  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

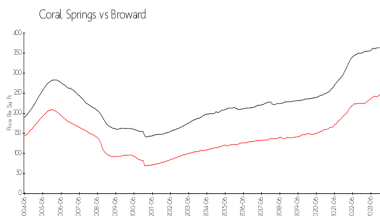
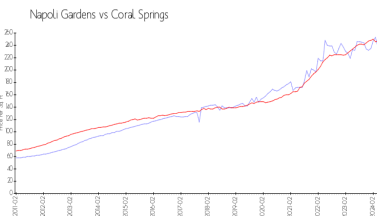
## Building Association Information

Napoli Gardens Condominium Association  
 1001 Coral Springs Drive  
 Coral Springs, FL 33071  
 (954) 575-7032

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
912	816 sq ft	Mar 2024	\$205,000	\$251
1204	1,074 sq ft	Feb 2024	\$250,000	\$233
1143	1,044 sq ft	Feb 2024	\$275,000	\$263
1144	1,044 sq ft	Jan 2024	\$240,000	\$230
.	1,044 sq ft	Dec 2023	\$243,000	\$233

## Market Information

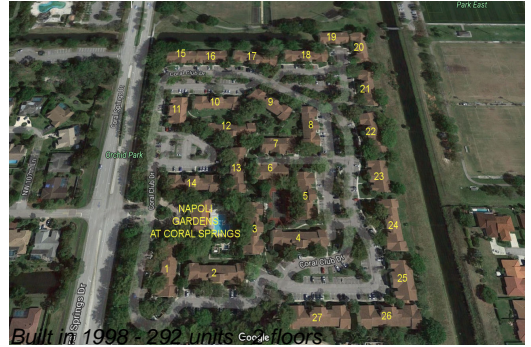


Napoli Gardens: \$238/sq. ft.  
 Coral Springs: \$247/sq. ft.

Coral Springs: \$247/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Napoli Gardens: 2%  
 Coral Springs: 2%  
 Broward: 3%



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

Napoli Gardens	39 days
Coral Springs	45 days
Broward	66 days