

# Unit 949 Riverside Dr # 411 - Savannah at Riverside

949 Riverside Dr # 411 - 711 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number:	F10428116
Status:	Active
Size:	780 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Garden View
List Price:	\$217,000
List PPSF:	\$278
Valuated Price:	\$187,000
Valuated PPSF:	\$240

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

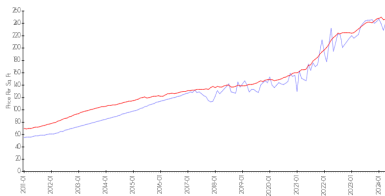
Number of units:	240
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

## Recent Sales

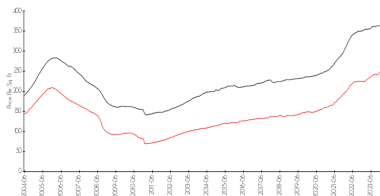
Unit #	Size	Closing Date	Sale Price	PPSF
1522	950 sq ft	Apr 2024	\$230,000	\$242
324	780 sq ft	Mar 2024	\$220,000	\$282
723	1,000 sq ft	Mar 2024	\$262,000	\$262
822	980 sq ft	Feb 2024	\$237,000	\$242
1526	950 sq ft	Feb 2024	\$225,000	\$237

## Market Information

Savannah at Riverside vs Coral Springs



Coral Springs vs Broward



Savannah at Riverside:	\$242/sq. ft.	Coral Springs:	\$247/sq. ft.
Coral Springs:	\$247/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Savannah at Riverside	5%
Coral Springs	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Savannah at Riverside	46 days
Coral Springs	45 days
Broward	66 days

