

# Unit 9543 SW 1St Ct - Rivers Edge at Oakwood

9543 SW 1St Ct - 9501-9603 SW 1Ct, Coral Springs, FL, Broward 33071

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | F10428141                   |
| Status:         | Active                      |
| Size:           | 865 Sq ft.                  |
| Bedrooms:       | 2                           |
| Full Bathrooms: | 2                           |
| Half Bathrooms: | 0                           |
| Parking Spaces: | 1 Space                     |
| View:           | Garden View, Pool Area View |
| List Price:     | \$245,000                   |
| List PPSF:      | \$283                       |
| Valuated Price: | \$233,000                   |
| Valuated PPSF:  | \$269                       |

*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:                         | 52 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 1% |
| Number of sales over the last 12 months: | 1  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

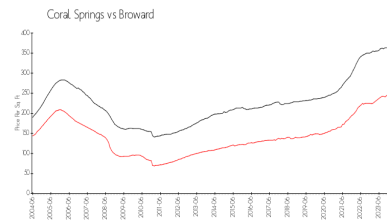
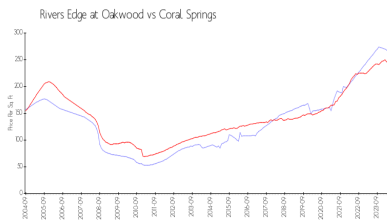
## Building Association Information

RIVERS EDGE AT OAKWOOD CONDOMINIUM INC.  
 PHOENIX MANAGEMENT SERVICES INC  
 3082 JOG RD  
 GREENACRES FL  
 561-296-0198

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 9553   | 865 sq ft | Oct 2023     | \$235,900  | \$273 |

## Market Information



|                         |               |                |               |
|-------------------------|---------------|----------------|---------------|
| Rivers Edge at Oakwood: | \$268/sq. ft. | Coral Springs: | \$247/sq. ft. |
| Coral Springs:          | \$247/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Rivers Edge at Oakwood | 2% |
| Coral Springs          | 2% |
| Broward                | 3% |



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

|                        |         |
|------------------------|---------|
| Rivers Edge at Oakwood | 61 days |
| Coral Springs          | 45 days |
| Broward                | 66 days |