

Unit 2304 - Carrington at Coconut Creek

2304 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number:	F10430001
Status:	Active
Size:	834 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$240,000
List PPSF:	\$288
Valuated Price:	\$236,000
Valuated PPSF:	\$283

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:	5
Building inventory for sale:	1%
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:	4

Building Association Information

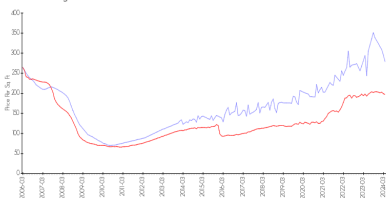
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

Recent Sales

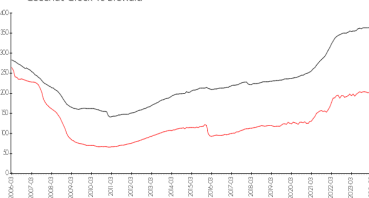
Unit #	Size	Closing Date	Sale Price	PPSF
11105	1,125 sq ft	Apr 2024	\$255,000	\$227
2205	834 sq ft	Apr 2024	\$220,000	\$264
2206	834 sq ft	Mar 2024	\$269,999	\$324
5208	670 sq ft	Feb 2024	\$214,000	\$319
9304	1,125 sq ft	Feb 2024	\$341,000	\$303

Market Information

Carrington at Coconut Creek vs Coconut Creek



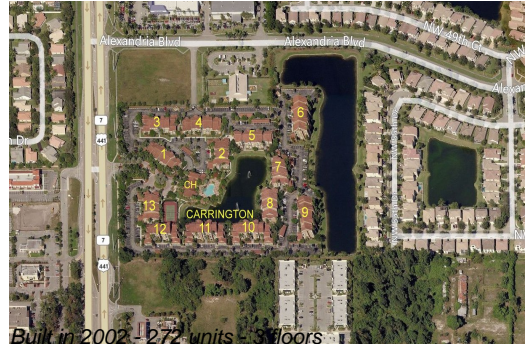
Coconut Creek vs Broward



Carrington at	\$279/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Carrington at Coconut Creek	2%
Coconut Creek	2%
Broward	3%



Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek	51 days
Coconut Creek	63 days
Broward	67 days