

# Unit 711 Riverside Dr # 1411 - Savannah at Riverside

711 Riverside Dr # 1411 - 711 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number:	F10432808
Status:	Active Under Contract
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Garden View,Other View,Preserve
List Price:	\$270,000
List PPSF:	\$225
Valuated Price:	\$288,000
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

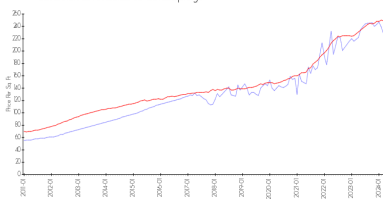
Number of units:	240
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

## Recent Sales

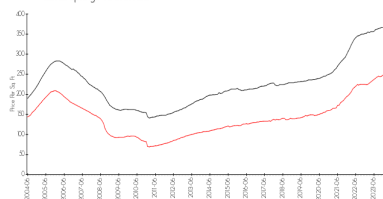
Unit #	Size	Closing Date	Sale Price	PPSF
1522	950 sq ft	Apr 2024	\$230,000	\$242
324	780 sq ft	Mar 2024	\$220,000	\$282
723	1,000 sq ft	Mar 2024	\$262,000	\$262
822	980 sq ft	Feb 2024	\$237,000	\$242
1526	950 sq ft	Feb 2024	\$225,000	\$237

## Market Information

Savannah at Riverside vs Coral Springs



Coral Springs vs Broward



Savannah at Riverside:	\$242/sq. ft.
Coral Springs:	\$250/sq. ft.

Coral Springs:	\$250/sq. ft.
Broward:	\$351/sq. ft.

## Inventory for Sale

Savannah at Riverside	5%
Coral Springs	2%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Savannah at Riverside	46 days
Coral Springs	45 days
Broward	67 days

