

# Unit 1713 - Visconti (2 to 17)

1713 - 9022 W Atlantic Blvd, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number:	F10434724
Status:	Active
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open Space Parking
View:	Garden View, Pool Area View
List Price:	\$290,000
List PPSF:	\$294
Valuated Price:	\$263,000
Valuated PPSF:	\$267

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:	384
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

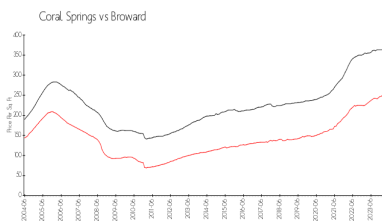
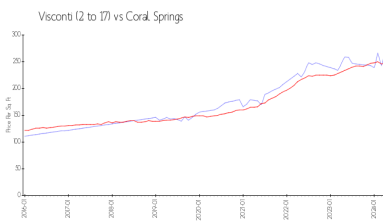
## Building Association Information

Visconti Condominium  
 Address: 9000 W Atlantic Blvd,  
 Coral Springs, FL 33071  
 Phone: +1 (954) 796-8888

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1136	986 sq ft	Apr 2024	\$268,000	\$272
521	1,263 sq ft	Mar 2024	\$303,500	\$240
1011	986 sq ft	Feb 2024	\$259,900	\$264
1517	1,263 sq ft	Jan 2024	\$299,950	\$237
1526	1,263 sq ft	Dec 2023	\$300,000	\$238
1025	986 sq ft	Dec 2023	\$250,000	\$254
1613	1,273 sq ft	Dec 2023	\$301,000	\$236

## Market Information



Visconti (2 to 17):	\$269/sq. ft.	Coral Springs:	\$247/sq. ft.
Coral Springs:	\$247/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Visconti (2 to 17)	2%
Coral Springs	2%
Broward	3%



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

Visconti (2 to 17)	45 days
Coral Springs	45 days
Broward	66 days