

Unit 5530 NW 61st St # 326 - Club Caribe (5510-5640)

5530 NW 61st St # 326 - 5510 NW 61 St, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: F10441663
 Status: Active
 Size: 846 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$200,000
 List PPSF: \$236
 Valuated Price: \$200,000
 Valuated PPSF: \$236

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: 376
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

Istram Residential Club Caribe, LLC
 5500 NW 61st St,
 Coconut Creek, FL 33073
 (754) 422-9817

<http://istramclubcaribe.com/>

Recent Sales

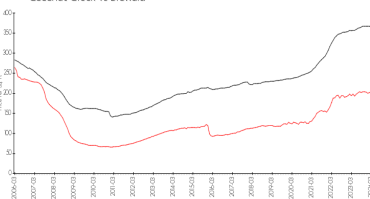
Unit #	Size	Closing Date	Sale Price	PPSF
1219	846 sq ft	Jun 2024	\$175,000	\$207
913	1,015 sq ft	Mar 2024	\$221,000	\$218
120	846 sq ft	Mar 2024	\$185,000	\$219
1207	1,015 sq ft	Oct 2023	\$225,000	\$222
1425	846 sq ft	Aug 2023	\$200,000	\$236

Market Information

Club Caribe (5510-5640) vs Coconut Creek



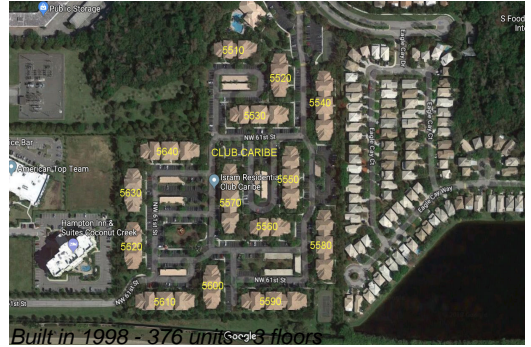
Coconut Creek vs Broward



Club Caribe (5510-5640): \$234/sq. ft.
 Coconut Creek: \$189/sq. ft.

Coconut Creek: \$189/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale



Club Caribe (5510-5640)	1%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Club Caribe (5510-5640)	32 days
Coconut Creek	62 days
Broward	70 days