

Unit 5940 W Sample Rd # 307 - El Ad Poinciana

5940 W Sample Rd # 307 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

Unit Information

MLS Number:	F10444777
Status:	Active
Size:	1,357 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking
View:	Pool Area View
List Price:	\$319,000
List PPSF:	\$235
Valuated Price:	\$342,000
Valuated PPSF:	\$252

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:	222
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

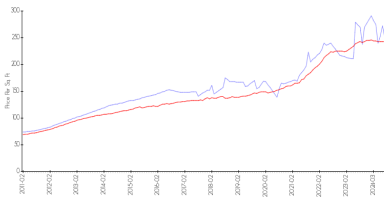
El-Ad Poinciana
 Condominium Association, Inc
 5665 Coral Ridge Drive
 Coral Springs, FL 33076
 Phone: (954) 346-0677

Recent Sales

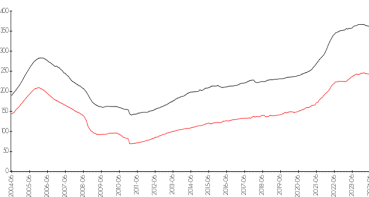
Unit #	Size	Closing Date	Sale Price	PPSF
203	1,240 sq ft	Jul 2024	\$310,000	\$250
207	1,076 sq ft	Jul 2024	\$315,000	\$293
203	1,076 sq ft	Jun 2024	\$303,500	\$282
303	1,357 sq ft	Jun 2024	\$305,000	\$225
304	1,120 sq ft	May 2024	\$258,000	\$230

Market Information

El Ad Poinciana vs Coral Springs



Coral Springs vs Broward



El Ad Poinciana: \$250/sq. ft.
 Coral Springs: \$243/sq. ft.

Coral Springs: \$243/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

El Ad Poinciana	4%
Coral Springs	2%



Broward

4%

Avg. Time to Close Over Last 12 Months

El Ad Poinciana

39 days

Coral Springs

46 days

Broward

72 days