

# 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: \$330,000  
 Valuated PPSF: \$243

*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: 10  
 Building inventory for sale: 4%  
 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: 2

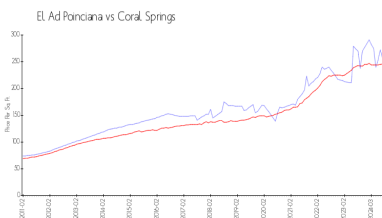
## Building Association Information

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

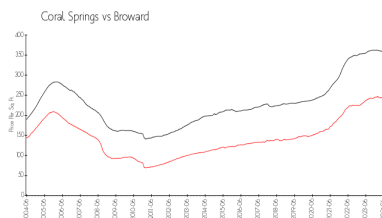
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	843 sq ft	Oct 2024	\$220,000	\$261
304	885 sq ft	Sep 2024	\$215,000	\$243
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

## Market Information



El Ad Poinciana: \$241/sq. ft.  
 Coral Springs: \$244/sq. ft.



Coral Springs: \$244/sq. ft.  
 Broward: \$340/sq. ft.

## Inventory for Sale

El Ad Poinciana: 5%  
 Coral Springs: 2%  
 Broward: 4%



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

El Ad Poinciana	42 days
Coral Springs	47 days
Broward	74 days