

Unit 5920 W Sample Rd # 205 - El Ad Poinciana

5920 W Sample Rd # 205 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

Unit Information

MLS Number: F10448756
 Status: Active
 Size: 843 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View: Other View
 List Price: \$235,000
 List PPSF: \$279
 Valuated Price: \$210,000
 Valuated PPSF: \$249

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

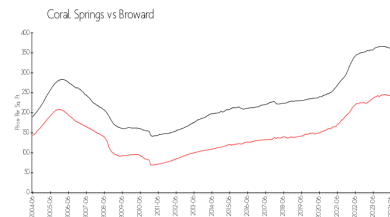
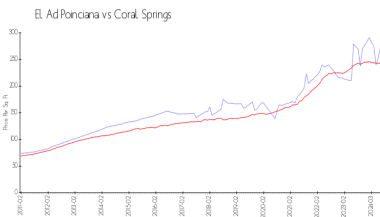
Building Association Information

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: \$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