

# Unit 3181 Riverside Dr # C-106 - Palm Court

3181 Riverside Dr # C-106 - 3101-3269 Riverside Dr, Coral Springs, FL, Broward 33065

## Unit Information

MLS Number: F10449057  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Canal, Garden View  
 List Price: \$250,000  
 List PPSF: \$278  
 Valuated Price: \$235,000  
 Valuated PPSF: \$261

*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: 85  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

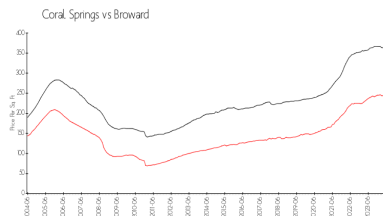
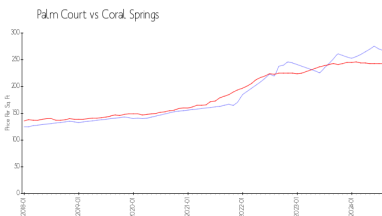
## Building Association Information

Palm Court Condominium  
 3271 Riverside Dr  
 Coral Springs, FL, FL 33065  
 +1 954-346-5345

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-202	900 sq ft	Jun 2024	\$245,000	\$272
D-303	900 sq ft	Feb 2024	\$229,900	\$255
B-202	900 sq ft	Jan 2024	\$240,000	\$267
A-402	900 sq ft	Jan 2024	\$214,500	\$238
D-103	900 sq ft	Oct 2023	\$230,000	\$256

## Market Information

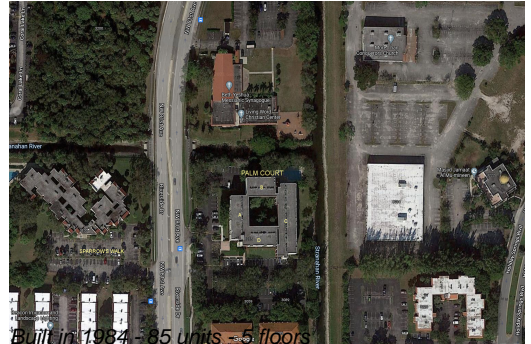
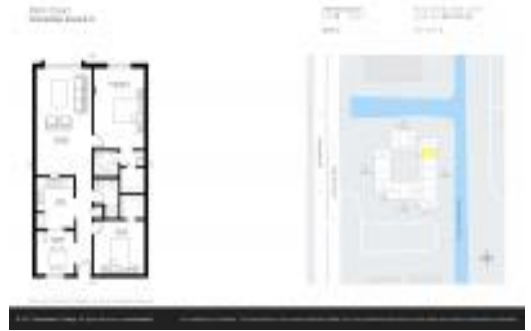


Palm Court: \$267/sq. ft.  
 Coral Springs: \$243/sq. ft.

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

## Inventory for Sale

Palm Court: 2%  
 Coral Springs: 2%  
 Broward: 4%



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

Palm Court	22 days
Coral Springs	46 days
Broward	72 days