

# Unit 5840 W Sample Rd # 305 - El Ad Poinciana

5840 W Sample Rd # 305 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number:	F10464204
Status:	Active
Size:	1,123 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$305,000
List PPSF:	\$272
Valuated Price:	\$273,000
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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

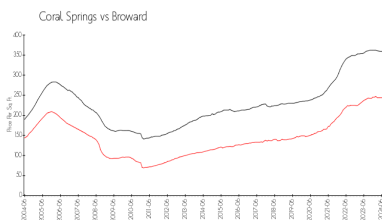
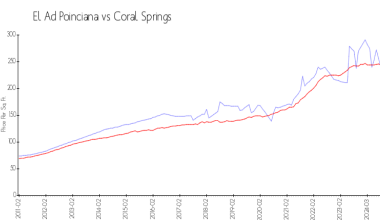
## Building Association Information

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: \$339/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	46 days
Coral Springs	47 days
Broward	75 days