

Unit 5540 NW 61st St # 409 - Club Caribe (5510-5640)

5540 NW 61st St # 409 - 5510 NW 61 St, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: F10469366
 Status: Pending
 Size: 1,130 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Garden View
 List Price: \$275,000
 List PPSF: \$243
 Valuated Price: \$267,000
 Valuated PPSF: \$236

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: 376
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

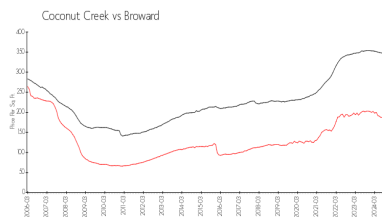
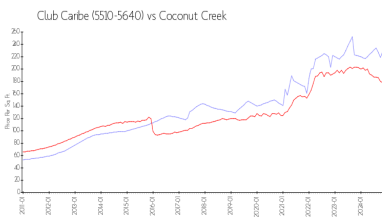
Istram Residential Club Caribe, LLC
 5500 NW 61st St,
 Coconut Creek, FL 33073
 (754) 422-9817

<http://istramclubcaribe.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	1,130 sq ft	Dec 2024	\$240,000	\$212
716	1,015 sq ft	Dec 2024	\$257,000	\$253
308	846 sq ft	Dec 2024	\$200,000	\$236
603	1,130 sq ft	Oct 2024	\$246,000	\$218
326	846 sq ft	Aug 2024	\$200,000	\$236

Market Information

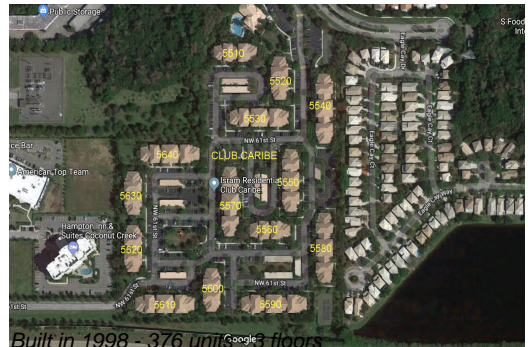


Club Caribe (5510-5640): \$238/sq. ft.
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Club Caribe (5510-5640) 1%
 Coconut Creek 4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Club Caribe (5510-5640)

36 days

Coconut Creek

73 days

Broward

78 days