

# 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:	Cancelled
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:	\$230,000
Valuated PPSF:	\$204

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:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Building Association Information

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

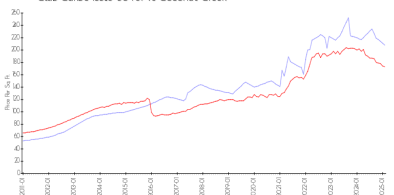
<http://isramclubcaribe.com/>

## Recent Sales

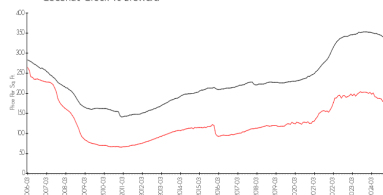
Unit #	Size	Closing Date	Sale Price	PPSF
803	1,130 sq ft	Dec 2024	\$240,000	\$212
716	1,015 sq ft	Dec 2024	\$257,000	\$253
308	846 sq ft	Dec 2024	\$200,000	\$236
603	1,130 sq ft	Oct 2024	\$246,000	\$218
512	1,015 sq ft	Aug 2024	\$245,000	\$241
326	846 sq ft	Aug 2024	\$200,000	\$236

## Market Information

Club Caribe (5510-5640) vs Coconut Creek



Coconut Creek vs Broward

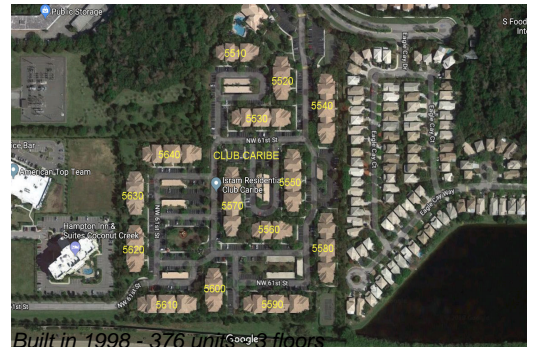


Club Caribe (5510-5640):  
\$205/sq. ft.  
Coconut Creek:  
\$171/sq. ft.

Coconut Creek:  
\$171/sq. ft.  
Broward:  
\$324/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)	45 days
Coconut Creek	80 days
Broward	84 days