

# Unit 755 Riverside Dr # 1323 - Savannah at Riverside

755 Riverside Dr # 1323 - 711 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

MLS Number: F10474053  
 Status: Active  
 Size: 780 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Other View  
 List Price: \$199,000  
 List PPSF: \$255  
 Valued Price: \$166,000  
 Valued PPSF: \$213

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

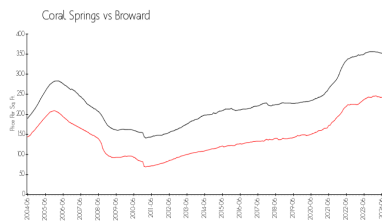
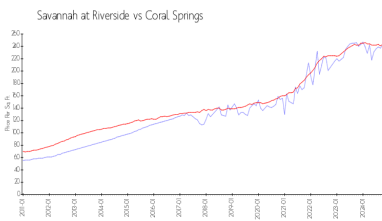
## Building Information

Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1337	780 sq ft	Oct 2024	\$191,000	\$245
1213	780 sq ft	Sep 2024	\$205,000	\$263
810	980 sq ft	Sep 2024	\$218,000	\$222
1121	1,060 sq ft	Sep 2024	\$248,000	\$234
1511	950 sq ft	Sep 2024	\$210,000	\$221

## Market Information



Savannah at Riverside:	\$213/sq. ft.	Coral Springs:	\$240/sq. ft.
Coral Springs:	\$240/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Savannah at Riverside 4%  
 Coral Springs 2%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Savannah at Riverside 42 days  
 Coral Springs 47 days  
 Broward 76 days

