

# Unit 875 Riverside Dr # 717 - Savannah at Riverside

875 Riverside Dr # 717 - 711 Riverside Dr, Coral Springs, FL, Broward 33071

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | F10519328        |
| Status:         | Active           |
| Size:           | 1,000 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 0                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$229,900        |
| List PPSF:      | \$230            |
| Valuated Price: | \$200,000        |
| Valuated PPSF:  | \$200            |

*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.*

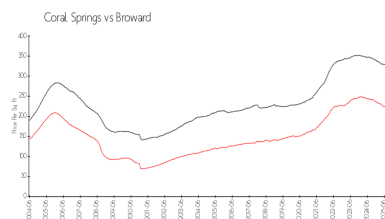
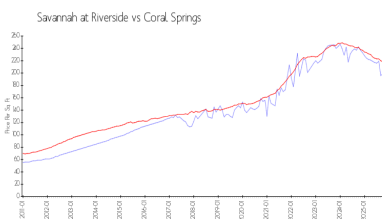
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 240 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 713    | 1,000 sq ft | Nov 2025     | \$200,000  | \$200 |
| 737    | 1,000 sq ft | Sep 2025     | \$198,000  | \$198 |
| 1111   | 1,060 sq ft | Aug 2025     | \$230,000  | \$217 |
| 1522   | 950 sq ft   | Jul 2025     | \$191,000  | \$201 |
| 1217   | 780 sq ft   | Jul 2025     | \$168,500  | \$216 |
| 313    | 780 sq ft   | Jul 2025     | \$176,000  | \$226 |

## Market Information



|                        |               |
|------------------------|---------------|
| Savannah at Riverside: | \$202/sq. ft. |
| Coral Springs:         | \$220/sq. ft. |

|                |               |
|----------------|---------------|
| Coral Springs: | \$220/sq. ft. |
| Broward:       | \$311/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Savannah at Riverside | 5% |
| Coral Springs         | 3% |
| Broward               | 4% |

## Avg. Time to Close Over Last 12 Months

|                       |         |
|-----------------------|---------|
| Savannah at Riverside | 67 days |
| Coral Springs         | 71 days |
| Broward               | 88 days |

