

Unit 2305 - Carrington at Coconut Creek

2305 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: F10537895
 Status: Active
 Size: 834 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: None
 View:
 List Price: \$215,000
 List PPSF: \$258
 Valuated Price: \$205,000
 Valuated PPSF: \$246

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: 272
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 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: 5

Building Association Information

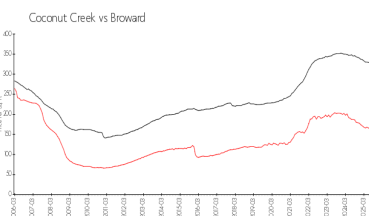
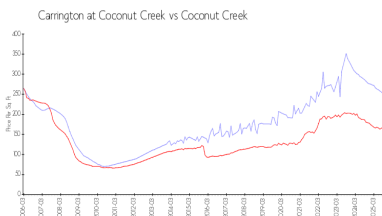
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	703 sq ft	Dec 2025	\$160,000	\$228
3303	834 sq ft	Nov 2025	\$205,000	\$246
104	967 sq ft	Oct 2025	\$239,000	\$247
1108	967 sq ft	Oct 2025	\$240,000	\$248
102	703 sq ft	Sep 2025	\$160,000	\$228

Market Information



Carrington at Coconut Creek:	\$243/sq. ft.	Coconut Creek:	\$162/sq. ft.
Coconut Creek:	\$162/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Carrington at Coconut Creek	3%
Coconut Creek	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Carrington at Coconut Creek	78 days
Coconut Creek	86 days
Broward	87 days