

Unit 13204 - Carrington at Coconut Creek

13204 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number:	F10538837
Status:	Active
Size:	967 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$238,000
List PPSF:	\$246
Valuated Price:	\$235,000
Valuated PPSF:	\$243

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

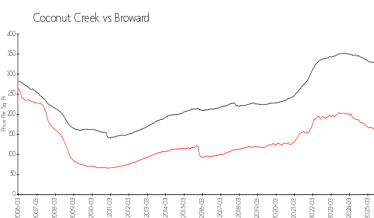
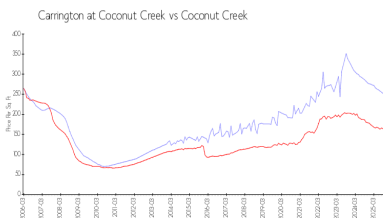
CARRINGTON AT COCONUT CREEK
CONDOMINIUM ASSOCIATION, INC.
4804 N State Pompano Beach, FL 33063
(954) 532-0731

<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