

# Unit 5641 Riverside Dr # 204B1 - Grand Oasis

5641 Riverside Dr # 204B1 - 5621 Riverside Dr, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number: RX-10973161  
 Status: Active  
 Size: 784 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Garden  
 List Price: \$215,000  
 List PPSF: \$274  
 Valuated Price: \$200,000  
 Valuated PPSF: \$255

*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: 198  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

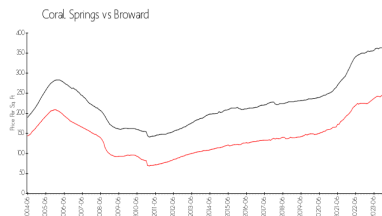
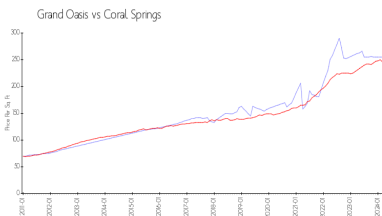
## Building Association Information

The Grand Oasis Condominium Association Inc  
 5665 Coral Ridge Drive  
 Coral Springs, FL 33076  
 Phone: (954) 954-3460  
 (954) 344-0191

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101A1	950 sq ft	Nov 2023	\$235,000	\$247
306b7	950 sq ft	Oct 2023	\$271,000	\$285
102A4	1,133 sq ft	Oct 2023	\$250,000	\$221
103	814 sq ft	Oct 2023	\$212,000	\$260
202A1	1,106 sq ft	Jul 2023	\$247,500	\$224

## Market Information



Grand Oasis: \$255/sq. ft.  
 Coral Springs: \$247/sq. ft.

Coral Springs: \$247/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Grand Oasis: 2%  
 Coral Springs: 2%  
 Broward: 3%



**Avg. Time to Close Over Last 12 Months**

Grand Oasis	46 days
Coral Springs	45 days
Broward	66 days