

Unit 12203 - Carrington at Coconut Creek

12203 - 4808-4856 N State Road 7, Coconut Creek, FL, Broward 33073

Unit Information

MLS Number: RX-10999325
 Status: Active
 Size: 967 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$292,000
 List PPSF: \$302
 Valuated Price: \$269,000
 Valuated PPSF: \$278

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: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

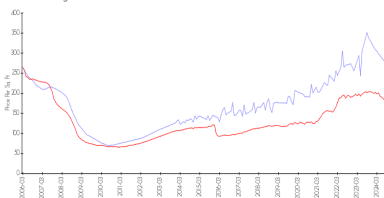
CARRINGTON AT COCONUT CREEK
 CONDOMINIUM ASSOCIATION, INC.
 4804 N State Pompano Beach, FL 33063
 (954) 532-0731

Recent Sales

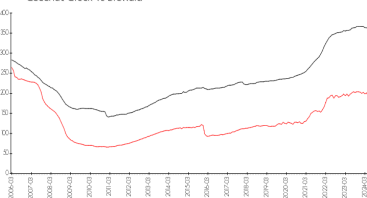
Unit #	Size	Closing Date	Sale Price	PPSF
11205	1,125 sq ft	Jun 2024	\$300,000	\$267
11105	1,125 sq ft	Apr 2024	\$255,000	\$227
2205	834 sq ft	Apr 2024	\$220,000	\$264
2206	834 sq ft	Mar 2024	\$269,999	\$324
104	967 sq ft	Mar 2024	\$289,000	\$299

Market Information

Carrington at Coconut Creek vs Coconut Creek



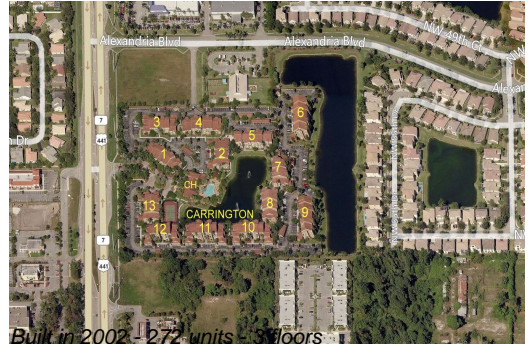
Coconut Creek vs Broward



Carrington at	\$278/sq. ft.	Coconut Creek:	\$183/sq. ft.
Coconut Creek:	\$183/sq. ft.	Broward:	\$346/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	58 days
Coconut Creek	63 days
Broward	72 days