

Unit 2304 Lucaya Ln # J4 - Lucaya Village (A to D - 1 & 2)

2304 Lucaya Ln # J4 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11568863
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$298,900
List PPSF:	\$259
Valuated Price:	\$180,000
Valuated PPSF:	\$156

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.

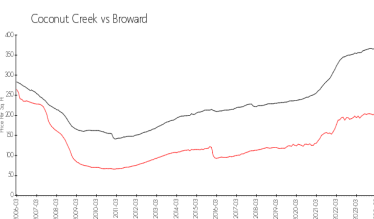
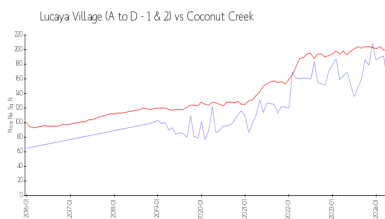
Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L3	1,161 sq ft	Mar 2024	\$241,250	\$208
E2	1,161 sq ft	Mar 2024	\$252,000	\$217
M1	1,307 sq ft	Mar 2024	\$186,500	\$143
O2	1,307 sq ft	Jan 2024	\$185,000	\$142
G1	1,156 sq ft	Jan 2024	\$150,000	\$130
M-4		Jan 2024	\$160,000	
O1	1,291 sq ft	Jan 2024	\$155,000	\$120

Market Information



Lucaya Village (A to D - 1 & 2): \$154/sq. ft.

Coconut Creek: \$199/sq. ft.

Coconut Creek: \$199/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2)	5%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	73 days
Coconut Creek	61 days



Broward

67 days