

Unit 2903 Victoria Cir # O3 - Victoria Village (A-K)

2903 Victoria Cir # O3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10411435
 Status: Active
 Size: 1,300 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking
 View: Golf View, Lake, Water View
 List Price: \$207,000
 List PPSF: \$159
 Valuated Price: \$225,000
 Valuated PPSF: \$174

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.



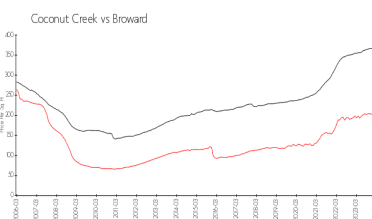
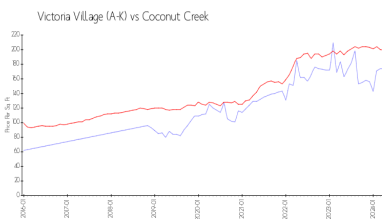
Building Information

Number of units: 472
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 11

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	821 sq ft	May 2024	\$139,000	\$169
G-3		May 2024	\$90,000	
C1	1,156 sq ft	Apr 2024	\$189,999	\$164
A3	1,300 sq ft	Apr 2024	\$207,500	\$160
F2	811 sq ft	Apr 2024	\$100,000	\$123
L1	1,165 sq ft	Apr 2024	\$275,000	\$236

Market Information



Victoria Village (A-K): \$174/sq. ft.
 Coconut Creek: \$199/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Victoria Village (A-K) 3%
 Coconut Creek 3%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Victoria Village (A-K) 82 days
 Coconut Creek 61 days
 Broward 67 days