Unit 2202 Lucaya Bnd # G2 - Lucaya Village (A to D - 1 & 2)

2202 Lucaya Bnd # G2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10434716
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Garden View,Lake
List Price:	$265,000
List PPSF:	$228
Valuated Price:	$177,000
Valuated PPSF:	$153

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.
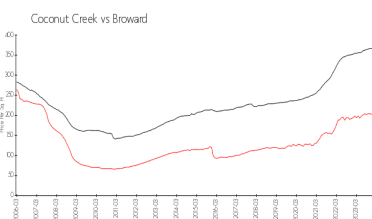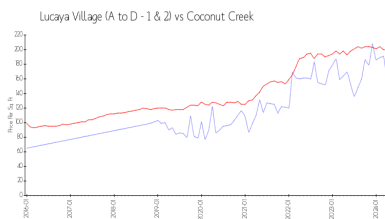
Building Information

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) vs Coconut Creek

Coconut Creek vs Broward

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	62 days

Built in 1980/1981 - 544 units - 4 floors

Broward   67 days