

# Unit 3305 Aruba Way # O4 - Aruba Village (3301 to 3306)

3305 Aruba Way # O4 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10435695
Status:	Active
Size:	1,291 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Golf Cart Parking,Guest Parking
View:	Garden View
List Price:	\$329,900
List PPSF:	\$256
Valuated Price:	\$252,000
Valuated PPSF:	\$195

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:	328
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

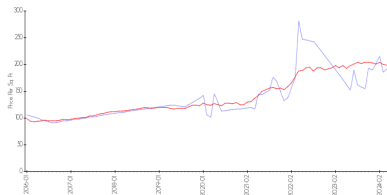
ARUBA VILLAGE  
 CONDOMINIUM ASSOCIATION, INC  
 1310 AVENUE OF THE STARS  
 COCONUT CREEK, FL 33066

## Recent Sales

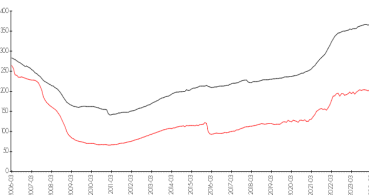
Unit #	Size	Closing Date	Sale Price	PPSF
L4	1,360 sq ft	Mar 2024	\$218,000	\$160
D3	1,280 sq ft	Feb 2024	\$195,000	\$152
N4	1,360 sq ft	Feb 2024	\$306,500	\$225
E1	1,156 sq ft	Dec 2023	\$216,000	\$187
K1	1,180 sq ft	Nov 2023	\$265,000	\$225
B1	1,275 sq ft	Nov 2023	\$175,000	\$137

## Market Information

Aruba Village (3301 to 3306) vs Coconut Creek



Coconut Creek vs Broward

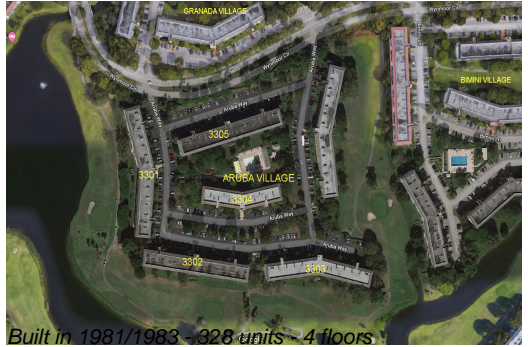


Aruba Village (3301 to 3306): \$192/sq. ft.  
 Coconut Creek: \$199/sq. ft.

Coconut Creek: \$199/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Aruba Village (3301 to 3306) 2%



Coconut Creek	3%
Broward	4%

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

Aruba Village (3301 to 3306)	52 days
Coconut Creek	61 days
Broward	67 days