

Unit 2405 Antigua Cir # C4 - Antigua Village I & II

2405 Antigua Cir # C4 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10435696 |
| Status: | Active |
| Size: | 1,155 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking, Golf Cart Parking, Guest Parking |
| View: | Pool Area View |
| List Price: | \$184,900 |
| List PPSF: | \$160 |
| Valuated Price: | \$173,000 |
| Valuated PPSF: | \$150 |

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: | 528 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 9 |

Building Association Information

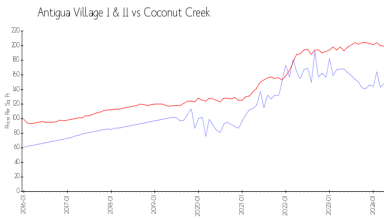
Antigua Village I
 Condominium Association, Inc.
 Address: 1310 Ave of the Stars,
 Coconut Creek, FL 33066
 ANTIGUA VILLAGE II
 CONDOMINIUM ASSOCIATION, INC
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066-1453

Recent Sales

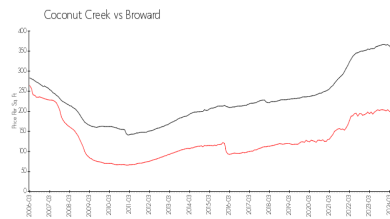
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| A4 | 1,291 sq ft | Apr 2024 | \$240,000 | \$186 |
| G2 | 1,156 sq ft | Mar 2024 | \$160,000 | \$138 |
| L3 | 1,155 sq ft | Mar 2024 | \$190,000 | \$165 |
| M3 | 1,296 sq ft | Mar 2024 | \$165,000 | \$127 |
| D2 | 1,160 sq ft | Feb 2024 | \$232,500 | \$200 |
| D1 | 1,156 sq ft | Feb 2024 | \$190,000 | \$164 |
| D1 | 1,160 sq ft | Feb 2024 | \$179,000 | \$154 |
| E3 | 1,160 sq ft | Feb 2024 | \$165,000 | \$142 |
| C4 | 1,156 sq ft | Feb 2024 | \$155,000 | \$134 |
| D2 | 1,156 sq ft | Feb 2024 | \$165,000 | \$143 |

Market Information





Antigua Village I & II: \$148/sq. ft.
 Coconut Creek: \$199/sq. ft.



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

Inventory for Sale

| | |
|------------------------|----|
| Antigua Village I & II | 2% |
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Antigua Village I & II | 68 days |
| Coconut Creek | 62 days |
| Broward | 67 days |