

Unit 2305 Lucaya Ln # C2 - Lucaya Village (A to D - 1 & 2)

2305 Lucaya Ln # C2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10436072 |
| Status: | Active |
| Size: | 1,161 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Water View |
| List Price: | \$164,888 |
| List PPSF: | \$142 |
| 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.

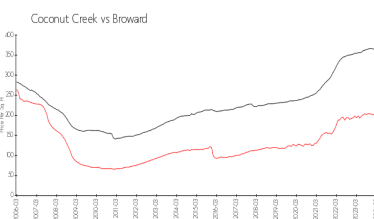
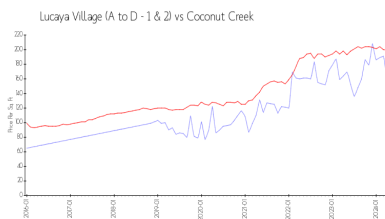
Building Information

| | |
|--|-----|
| 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): \$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 |



Broward

67 days