

# Unit 204G - Coco Cay

204G - 760 SE 2 Ave, Deerfield Beach, FL, Broward 33441

## Unit Information

MLS Number: F10417973  
 Status: Active  
 Size: 840 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Other View  
 List Price: \$209,000  
 List PPSF: \$249  
 Valuated Price: \$199,000  
 Valuated PPSF: \$237

*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.*

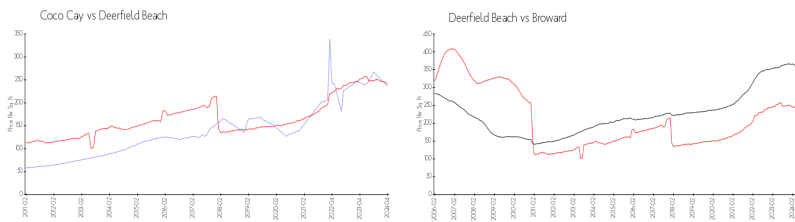
## Building Information

Number of units: 118  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E208	975 sq ft	Oct 2023	\$250,000	\$256
B209	710 sq ft	Oct 2023	\$199,000	\$280
C203	765 sq ft	Aug 2023	\$186,000	\$243
H104	840 sq ft	Jun 2023	\$200,000	\$238

## Market Information



Coco Cay:	\$236/sq. ft.	Deerfield Beach:	\$240/sq. ft.
Deerfield Beach:	\$240/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Coco Cay 3%  
 Deerfield Beach 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Coco Cay 38 days  
 Deerfield Beach 60 days  
 Broward 67 days

