

# Unit 206G - Coco Cay

206G - 760 SE 2 Ave, Deerfield Beach, FL, Broward 33441

## Unit Information

MLS Number: A11509637  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking, Other Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$277  
 Valuated Price: \$260,000  
 Valuated PPSF: \$252

*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.*

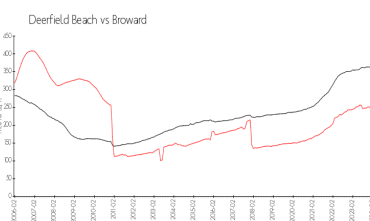
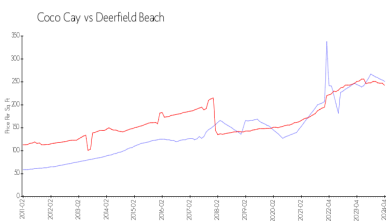
## Building Information

Number of units: 118  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 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: \$251/sq. ft.  
 Deerfield Beach: \$242/sq. ft.  
 Deerfield Beach: \$242/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Coco Cay: 3%  
 Deerfield Beach: 3%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Coco Cay: 38 days  
 Deerfield Beach: 60 days  
 Broward: 66 days

