

# Unit 2202 Lucaya Bnd # M1 - Lucaya Village (A to D - 1 & 2)

2202 Lucaya Bnd # M1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11532440    |
| Status:         | Active       |
| Size:           | 1,156 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$272,900    |
| List PPSF:      | \$236        |
| Valuated Price: | \$176,000    |
| Valuated PPSF:  | \$152        |

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.

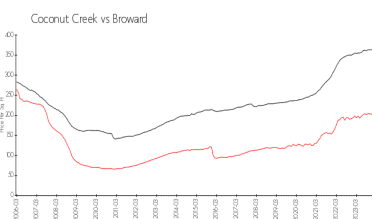
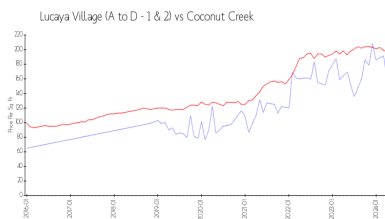
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 544 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 26  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 10  |
| 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: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.

Broward: \$348/sq. ft.

## Inventory for Sale

|                                 |    |
|---------------------------------|----|
| Lucaya Village (A to D - 1 & 2) | 5% |
| Coconut Creek                   | 2% |
| Broward                         | 3% |

## Avg. Time to Close Over Last 12 Months

|                                 |         |
|---------------------------------|---------|
| Lucaya Village (A to D - 1 & 2) | 73 days |
| Coconut Creek                   | 63 days |



Broward

67 days