

Unit 3301 Aruba Way # F3 - Aruba Village (3301 to 3306)

3301 Aruba Way # F3 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11565267
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$348,000
 Valuated Price: \$224,000
 Valuated PPSF: \$194

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: 328
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

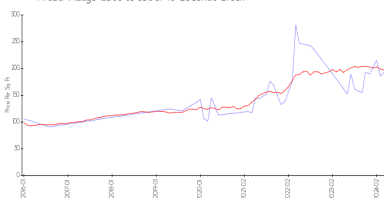
ARUBA VILLAGE
 CONDOMINIUM ASSOCIATION, INC
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066

Recent Sales

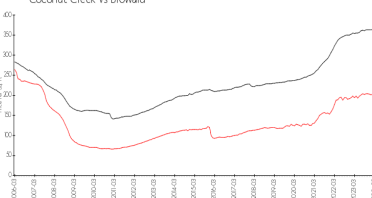
Unit #	Size	Closing Date	Sale Price	PPSF
L4	1,360 sq ft	Mar 2024	\$218,000	\$160
D3	1,280 sq ft	Feb 2024	\$195,000	\$152
N4	1,360 sq ft	Feb 2024	\$306,500	\$225
E1	1,156 sq ft	Dec 2023	\$216,000	\$187
K1	1,180 sq ft	Nov 2023	\$265,000	\$225
B1	1,275 sq ft	Nov 2023	\$175,000	\$137

Market Information

Aruba Village (3301 to 3306) vs Coconut Creek



Coconut Creek vs Broward

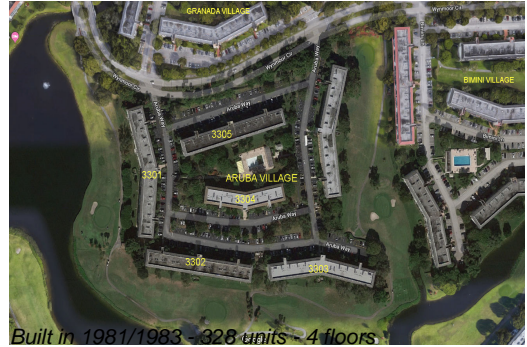


Aruba Village (3301 to 3306): \$193/sq. ft.
 Coconut Creek: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Aruba Village (3301 to 3306) 2%
 Coconut Creek 2%



Broward

3%

Avg. Time to Close Over Last 12 Months

Aruba Village (3301 to 3306)

60 days

Coconut Creek

63 days

Broward

67 days