

# Unit 2403 Antigua Cir # F3 - Antigua Village I & II

2403 Antigua Cir # F3 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: A11574536  
 Status: Active  
 Size: 1,156 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$284,900  
 List PPSF: \$246  
 Valuated Price: \$175,000  
 Valuated PPSF: \$151

*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: 528  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 10

## Building Association Information

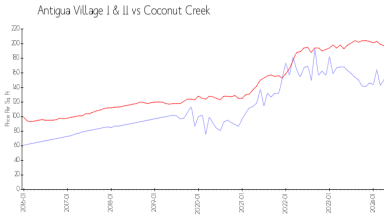
Antigua Village I  
 Condominium Association, Inc.  
 Address: 1310 Ave of the Stars,  
 Coconut Creek, FL 33066  
 ANTIGUA VILLAGE II  
 CONDOMINIUM ASSOCIATION, INC  
 1310 AVENUE OF THE STARS  
 COCONUT CREEK, FL 33066-1453

## Recent Sales

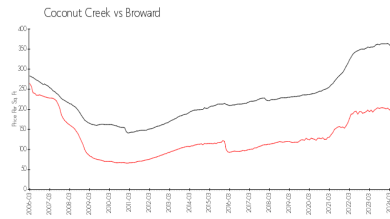
Unit #	Size	Closing Date	Sale Price	PPSF
A4	1,291 sq ft	Apr 2024	\$240,000	\$186
G2	1,156 sq ft	Mar 2024	\$160,000	\$138
L3	1,155 sq ft	Mar 2024	\$190,000	\$165
M3	1,296 sq ft	Mar 2024	\$165,000	\$127
D2	1,160 sq ft	Feb 2024	\$232,500	\$200
D1	1,156 sq ft	Feb 2024	\$190,000	\$164
D1	1,160 sq ft	Feb 2024	\$179,000	\$154
E3	1,160 sq ft	Feb 2024	\$165,000	\$142
C4	1,156 sq ft	Feb 2024	\$155,000	\$134
D2	1,156 sq ft	Feb 2024	\$165,000	\$143

## Market Information





Antigua Village I & II: \$151/sq. ft.  
 Coconut Creek: \$197/sq. ft.



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

### Inventory for Sale

Antigua Village I & II	2%
Coconut Creek	2%
Broward	3%

### Avg. Time to Close Over Last 12 Months

Antigua Village I & II	72 days
Coconut Creek	63 days
Broward	67 days