

Unit 3303 Aruba Way # J3 - Aruba Village (3301 to 3306)

3303 Aruba Way # J3 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11590385 |
| Status: | Active |
| Size: | 798 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$125,000 |
| List PPSF: | \$157 |
| Valuated Price: | \$142,000 |
| Valuated PPSF: | \$178 |

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: | 6 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

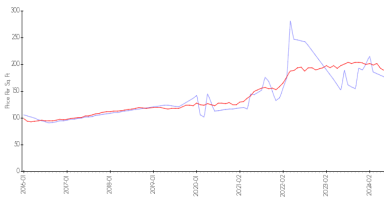
ARUBA VILLAGE
 CONDOMINIUM ASSOCIATION, INC
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066

Recent Sales

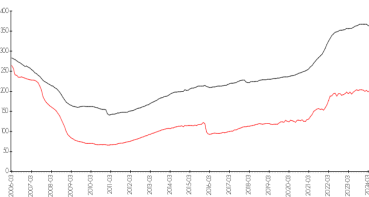
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| L4 | 1,360 sq ft | Mar 2024 | \$218,000 | \$160 |
| D3 | 1,280 sq ft | Feb 2024 | \$195,000 | \$152 |
| N4 | 1,360 sq ft | Feb 2024 | \$306,500 | \$225 |
| E1 | 1,156 sq ft | Dec 2023 | \$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

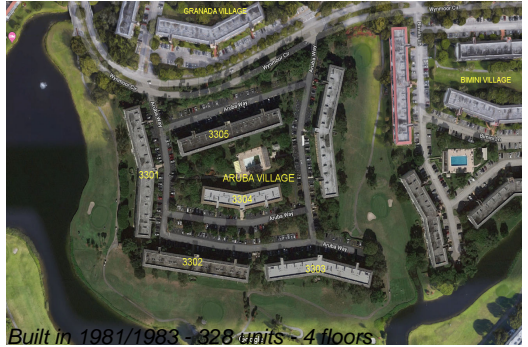


Aruba Village (3301 to 3306): \$177/sq. ft.
 Coconut Creek: \$189/sq. ft.

Coconut Creek: \$189/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Aruba Village (3301 to 3306) 2%



| | |
|---------------|----|
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|---------|
| Aruba Village (3301 to 3306) | 63 days |
| Coconut Creek | 62 days |
| Broward | 70 days |