Unit 2301 Lucaya Ln # J4 - Lucaya Village (A to D - 1 & 2)

2301 Lucaya Ln # J4 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11640848
Status:	Active
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Golf Cart Parking
View:	
List Price:	$124,999
List PPSF:	$157
Valuated Price:	$127,000
Valuated PPSF:	$159

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.

Built in 1980/1981 - 544 units - 4 floors

Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	30
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

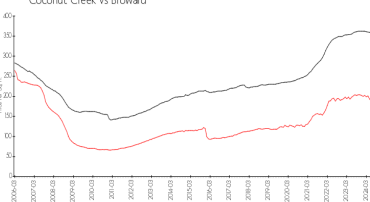### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C-4	1,200 sq ft	Sep 2024	$134,000	$112
F4	1,156 sq ft	Sep 2024	$235,000	$203
E3	1,161 sq ft	Jul 2024	$217,000	$187
M1	1,161 sq ft	Jul 2024	$228,000	$196
B1	1,161 sq ft	Jun 2024	$149,800	$129

Market Information

Lucaya Village (A to D - 1 & 2):	$157/sq. ft.	Coconut Creek:	$185/sq. ft.
Coconut Creek:	$185/sq. ft.	Broward:	$339/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2)	6%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	73 days
Coconut Creek	66 days
Broward	74 days