

Unit 2301 Lucaya Ln # G1 - Lucaya Village (A to D - 1 & 2)

2301 Lucaya Ln # G1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11644063
 Status: Active
 Size: 798 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$121,000
 List PPSF: \$152
 Valuated Price: \$98,000
 Valuated PPSF: \$123

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.

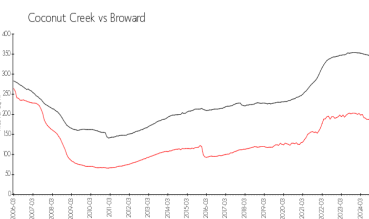
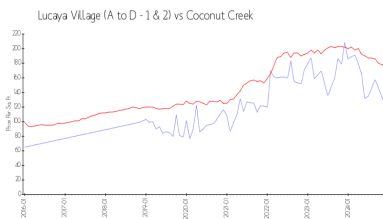
Building Information

Number of units: 544
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| G4 | 1,161 sq ft | Jan 2025 | \$115,000 | \$99 |
| H4 | 1,161 sq ft | Jan 2025 | \$135,000 | \$116 |
| D1 | 1,161 sq ft | Dec 2024 | \$140,000 | \$121 |
| C-4 | 1,200 sq ft | Sep 2024 | \$134,000 | \$112 |
| F4 | 1,156 sq ft | Sep 2024 | \$235,000 | \$203 |

Market Information



Lucaya Village (A to D - 1 & 2): \$125/sq. ft.
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2) 6%
 Coconut Creek 4%
 Broward 5%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2) 97 days
 Coconut Creek 72 days
 Broward 78 days

