

Unit 2305 Lucaya Ln # H1 - Lucaya Village (A to D - 1 & 2)

2305 Lucaya Ln # H1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11651458
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$149,800
 List PPSF: \$130
 Valuated Price: \$179,000
 Valuated PPSF: \$155

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.

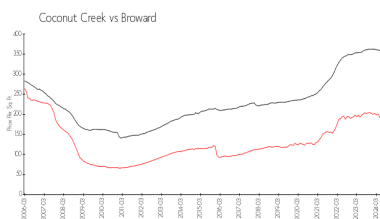
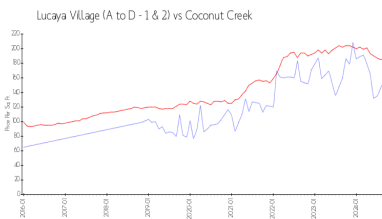
Building Information

Number of units: 544
 Number of active listings for rent: 0
 Number of active listings for sale: 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.

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 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

