

# Unit 2201 Lucaya Bnd # J3 - Lucaya Village (A to D - 1 & 2)

2201 Lucaya Bnd # J3 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: A11664053  
 Status: Active  
 Size: 1,156 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$169,000  
 List PPSF: \$146  
 Valuated Price: \$183,000  
 Valuated PPSF: \$158

*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.*

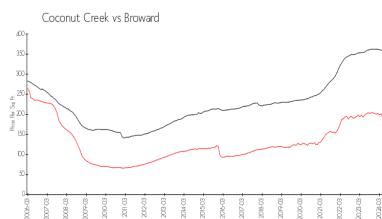
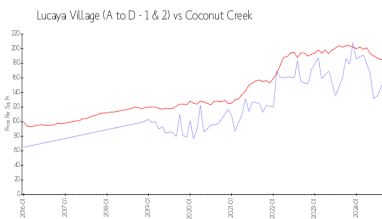
## Building Information

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.

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

