

Unit 2101 Lucaya Bnd # K4 - Lucaya Village (A to D - 1 & 2)

2101 Lucaya Bnd # K4 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11700871
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Golf Cart Parking, Guest Parking
 View:
 List Price: \$295,000
 Valuated Price: \$152,000
 Valuated PPSF: \$131

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

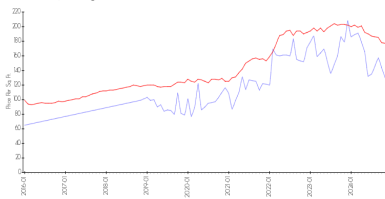
Number of units: 544
 Number of active listings for rent: 0
 Number of active listings for sale: 35
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Recent Sales

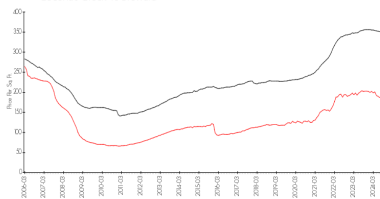
Unit #	Size	Closing Date	Sale Price	PPSF
D1	1,161 sq ft	Dec 2024	\$140,000	\$121
C-4	1,200 sq ft	Sep 2024	\$134,000	\$112
F4	1,156 sq ft	Sep 2024	\$235,000	\$203
E3	1,161 sq ft	Jul 2024	\$217,000	\$187
M1	1,161 sq ft	Jul 2024	\$228,000	\$196

Market Information

Lucaya Village (A to D - 1 & 2) vs Coconut Creek



Coconut Creek vs Broward



Lucaya Village (A to D - 1 & 2): \$130/sq. ft.
 Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.
 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) 92 days
 Coconut Creek 68 days
 Broward 76 days

