

# Unit 2301 Lucaya Ln # D3 - Lucaya Village (A to D - 1 & 2)

2301 Lucaya Ln # D3 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11888499                              |
| Status:         | Active                                 |
| Size:           | 1,156 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$209,000                              |
| List PPSF:      | \$181                                  |
| Valuated Price: | \$117,000                              |
| Valuated PPSF:  | \$101                                  |

*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.*

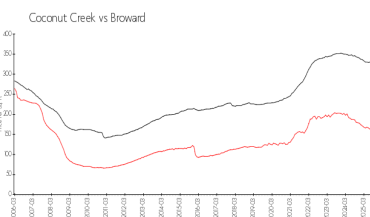
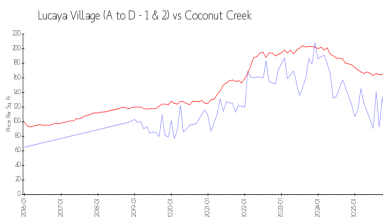
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 544 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 21  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 7   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| F3     | 798 sq ft   | Dec 2025     | \$107,500  | \$135 |
| J3     | 1,156 sq ft | Nov 2025     | \$110,000  | \$95  |
| H1     | 1,156 sq ft | Nov 2025     | \$85,000   | \$74  |
| E1     | 1,161 sq ft | Nov 2025     | \$87,500   | \$75  |
| H2     | 1,161 sq ft | Nov 2025     | \$178,000  | \$153 |

## Market Information



Lucaya Village (A to D - 1 & 2): \$100/sq. ft.  
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                                 |    |
|---------------------------------|----|
| Lucaya Village (A to D - 1 & 2) | 4% |
| Coconut Creek                   | 3% |
| Broward                         | 4% |

## Avg. Time to Close Over Last 12 Months

|                                 |          |
|---------------------------------|----------|
| Lucaya Village (A to D - 1 & 2) | 102 days |
| Coconut Creek                   | 87 days  |
| Broward                         | 88 days  |

