

# Unit 2405 Antigua Cir # E4 - Antigua Village I & II

2405 Antigua Cir # E4 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11905929             |
| Status:         | Active                |
| Size:           | 798 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$130,000             |
| List PPSF:      | \$163                 |
| Valuated Price: | \$74,000              |
| Valuated PPSF:  | \$93                  |

*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:                         | 528 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 27  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

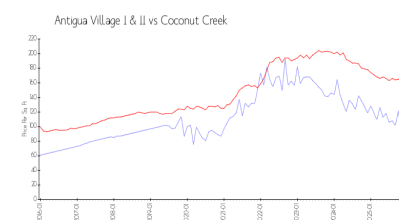
Antigua Village I  
Condominium Association, Inc.  
Address: 1310 Ave of the Stars,  
Coconut Creek, FL 33066  
ANTIGUA VILLAGE II  
CONDOMINIUM ASSOCIATION, INC  
1310 AVENUE OF THE STARS  
COCONUT CREEK, FL 33066-1453

<https://>

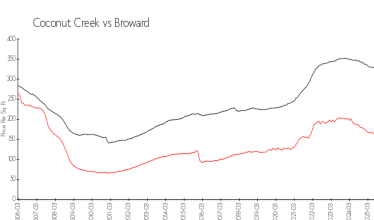
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E3     | 1,160 sq ft | Dec 2025     | \$85,000   | \$73  |
| A1     | 1,291 sq ft | Nov 2025     | \$115,000  | \$89  |
| E4     | 1,160 sq ft | Oct 2025     | \$90,000   | \$78  |
| F1     | 1,156 sq ft | Oct 2025     | \$187,500  | \$162 |
| B3     | 1,155 sq ft | Sep 2025     | \$115,000  | \$100 |
| J3     | 1,160 sq ft | Sep 2025     | \$120,000  | \$103 |
| F4     | 798 sq ft   | Sep 2025     | \$65,000   | \$81  |
| M3     | 1,291 sq ft | Sep 2025     | \$130,000  | \$101 |

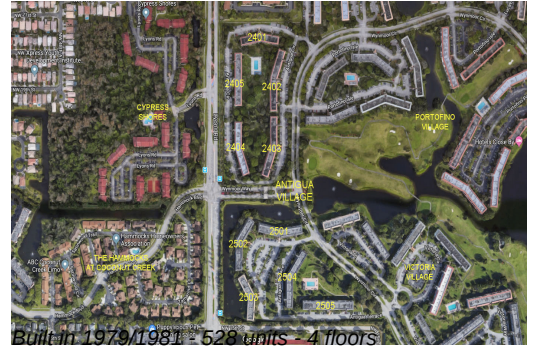
## Market Information



Antigua Village I & II: \$91/sq. ft.



Coconut Creek: \$162/sq. ft.



|                |               |          |               |
|----------------|---------------|----------|---------------|
| Coconut Creek: | \$162/sq. ft. | Broward: | \$311/sq. ft. |
|----------------|---------------|----------|---------------|

### **Inventory for Sale**

|                        |    |
|------------------------|----|
| Antigua Village I & II | 3% |
| Coconut Creek          | 3% |
| Broward                | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                        |          |
|------------------------|----------|
| Antigua Village I & II | 107 days |
| Coconut Creek          | 87 days  |
| Broward                | 88 days  |