

Unit 3305 Aruba Way # C2 - Aruba Village (3301 to 3306)

3305 Aruba Way # C2 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11907926
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Golf Cart Parking,Guest Parking
View:	
List Price:	\$295,000
List PPSF:	\$255
Valuated Price:	\$209,000
Valuated PPSF:	\$181

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:	328
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Building Association Information

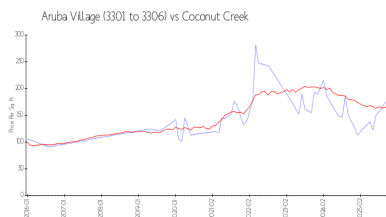
ARUBA VILLAGE
CONDOMINIUM ASSOCIATION, INC
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066

<https://>

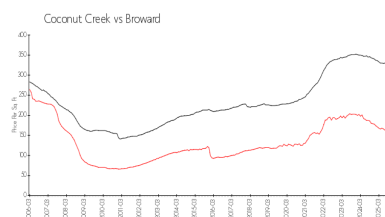
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
M1	1,360 sq ft	Dec 2025	\$200,000	\$147
L3	1,156 sq ft	Nov 2025	\$120,000	\$104
C3	1,156 sq ft	Nov 2025	\$133,000	\$115
A1	1,595 sq ft	Nov 2025	\$319,000	\$200
F3		Nov 2025	\$300,000	

Market Information



Aruba Village (3301 to 3306): \$182/sq. ft.
Coconut Creek: \$162/sq. ft.



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

Inventory for Sale

Aruba Village (3301 to 3306) 2%



Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aruba Village (3301 to 3306)	106 days
Coconut Creek	87 days
Broward	88 days