# Unit 2301 Lucaya Ln # D1 - Lucaya Village (A to D - 1 & 2)

2301 Lucaya Ln # D1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

| | |
|---|---|
| MLS Number: | F10401460 |
| Status: | Active |
| Size: | 1,161 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Garden View,Pool Area View |
| List Price: | $169,000 |
| List PPSF: | $146 |
| Valuated Price: | $176,000 |
| Valuated PPSF: | $152 |

*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.*
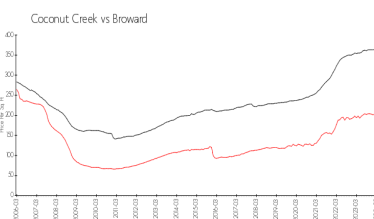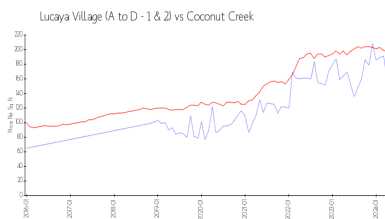




*Built in 1980/1981 - 544 units - 4 floors*

## Building Information

| | |
|---|---|
| Number of units: | 544 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 3 |

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| L3 | 1,161 sq ft | Mar 2024 | $241,250 | $208 |
| E2 | 1,161 sq ft | Mar 2024 | $252,000 | $217 |
| M1 | 1,307 sq ft | Mar 2024 | $186,500 | $143 |
| O2 | 1,307 sq ft | Jan 2024 | $185,000 | $142 |
| G1 | 1,156 sq ft | Jan 2024 | $150,000 | $130 |
| M-4 | | Jan 2024 | $160,000 | |
| O1 | 1,291 sq ft | Jan 2024 | $155,000 | $120 |

## Market Information





| | | | | |
|---|---|---|---|---|
| Lucaya Village (A to D - 1 & 2): | $154/sq. ft. | | Coconut Creek: | $197/sq. ft. |
| Coconut Creek: | $197/sq. ft. | | Broward: | $348/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Lucaya Village (A to D - 1 & 2) | 5% |
| Coconut Creek | 2% |
| Broward | 3% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Lucaya Village (A to D - 1 & 2) | 73 days |
| Coconut Creek | 63 days |

Broward                              67 days