

Unit 2804 Victoria Way # L2 - Victoria Village (A-K)

2804 Victoria Way # L2 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10414974
Status:	Cancelled
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Golf Cart Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$219,900
List PPSF:	\$189
Valuated Price:	\$200,000
Valuated PPSF:	\$173

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.

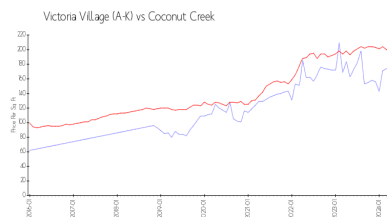
Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

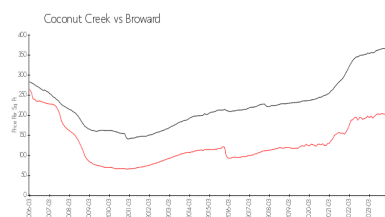
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	821 sq ft	May 2024	\$139,000	\$169
G-3		May 2024	\$90,000	
C1	1,156 sq ft	Apr 2024	\$189,999	\$164
A3	1,300 sq ft	Apr 2024	\$207,500	\$160
F2	811 sq ft	Apr 2024	\$100,000	\$123
L1	1,165 sq ft	Apr 2024	\$275,000	\$236

Market Information



Victoria Village (A-K):\$174/sq. ft.
Coconut Creek: \$199/sq. ft.



Coconut Creek: \$199/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Victoria Village (A-K)	3%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Victoria Village (A-K)	82 days
Coconut Creek	61 days
Broward	67 days

