

Unit 2301 Lucaya Ln # J4 - Lucaya Village (A to D - 1 & 2)

2301 Lucaya Ln # J4 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10423802
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Golf Cart Parking
 View: Other View
 List Price: \$124,999
 List PPSF: \$156
 Valuated Price: \$125,000
 Valuated PPSF: \$157

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: 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

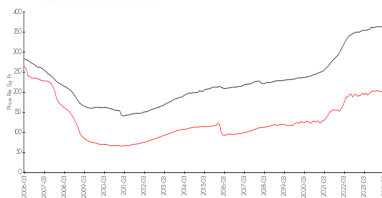
Unit #	Size	Closing Date	Sale Price	PPSF
L3	1,161 sq ft	Mar 2024	\$241,250	\$208
E2	1,161 sq ft	Mar 2024	\$252,000	\$217
M1	1,307 sq ft	Mar 2024	\$186,500	\$143
O2	1,307 sq ft	Jan 2024	\$185,000	\$142
G1	1,156 sq ft	Jan 2024	\$150,000	\$130
M-4		Jan 2024	\$160,000	
O1	1,291 sq ft	Jan 2024	\$155,000	\$120

Market Information

Lucaya Village (A to D - 1 & 2) vs Coconut Creek



Coconut Creek vs Broward



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

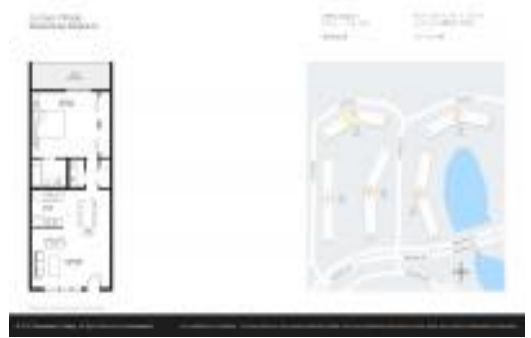
Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.

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
Broward

63 days
67 days