

Unit 2903 Victoria Cir # A4 - Victoria Village (A-K)

2903 Victoria Cir # A4 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | F10430881 |
| Status: | Active |
| Size: | 1,300 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | Golf View |
| List Price: | \$185,000 |
| List PPSF: | \$142 |
| Valuated Price: | \$201,000 |
| Valuated PPSF: | \$156 |

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.

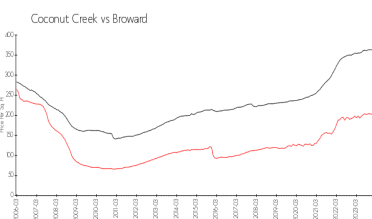
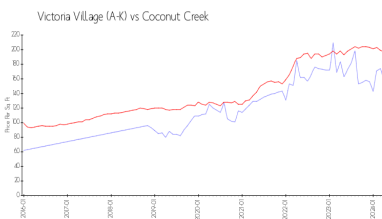
Building Information

| | |
|--|-----|
| Number of units: | 472 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 25 |
| Number of sales over the last 6 months: | 17 |
| Number of sales over the last 3 months: | 10 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| F2 | 1,165 sq ft | Mar 2024 | \$215,000 | \$185 |
| A3 | 1,426 sq ft | Mar 2024 | \$250,000 | \$175 |
| B1 | 1,160 sq ft | Mar 2024 | \$163,500 | \$141 |

Market Information



Victoria Village (A-K): \$154/sq. ft.
Coconut Creek: \$197/sq. ft.

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

Inventory for Sale

| | |
|------------------------|----|
| Victoria Village (A-K) | 3% |
| Coconut Creek | 2% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Victoria Village (A-K) | 81 days |
| Coconut Creek | 63 days |
| Broward | 67 days |

