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:	$228,000
Valuated PPSF:	$177

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.
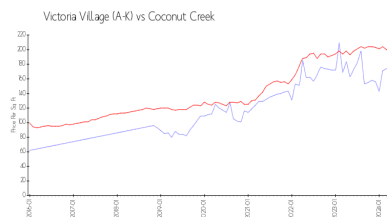
Building Information

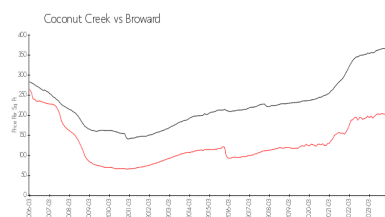|	
Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

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

Built in 1978/1979 - 472 units - 4 floors