

# Unit 2802 Victoria Way # J2 - Victoria Village (A-K)

2802 Victoria Way # J2 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10433137
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Golf View,Lake
List Price:	\$269,900
List PPSF:	\$232
Valuated Price:	\$177,000
Valuated PPSF:	\$153

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.

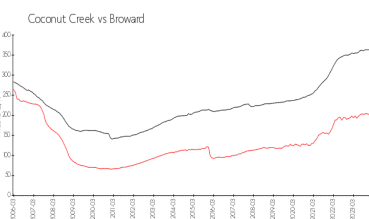
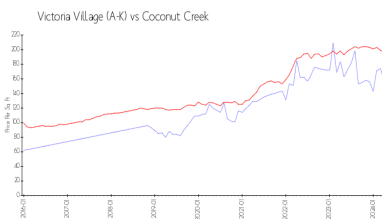
## Building Information

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.

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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

