

Unit 2304 Lucaya Ln # C3 - Lucaya Village (A to D - 1 & 2)

2304 Lucaya Ln # C3 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10434429
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Lagoon
List Price:	\$248,000
List PPSF:	\$215
Valuated Price:	\$153,000
Valuated PPSF:	\$132

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

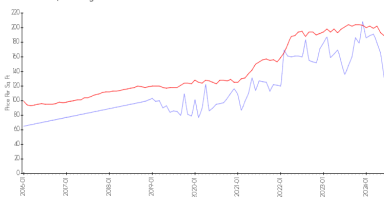
Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

Recent Sales

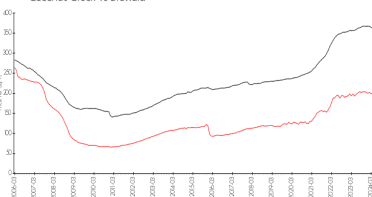
Unit #	Size	Closing Date	Sale Price	PPSF
E3	1,161 sq ft	Jul 2024	\$217,000	\$187
M1	1,161 sq ft	Jul 2024	\$228,000	\$196
B1	1,161 sq ft	Jun 2024	\$149,800	\$129
O2	1,307 sq ft	May 2024	\$268,000	\$205
H2	1,161 sq ft	May 2024	\$119,000	\$102
K-2		May 2024	\$140,000	

Market Information

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



Coconut Creek vs Broward



Lucaya Village (A to D - 1 & 2): \$132/sq. ft.
Coconut Creek: \$189/sq. ft.

Coconut Creek: \$189/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2)	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	67 days
Coconut Creek	62 days
Broward	70 days

