

Unit 1503 Cayman Way # H4 - Cayman Village (1501 1502 & 1503)

1503 Cayman Way # H4 - 1501 Cayman Wy, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10434445 |
| Status: | Active Under Contract |
| Size: | 1,275 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Golf Cart Parking,Guest Parking |
| View: | Lake,Water View |
| List Price: | \$239,000 |
| List PPSF: | \$187 |
| Valuated Price: | \$233,000 |
| Valuated PPSF: | \$201 |

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.

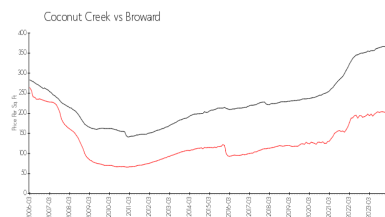
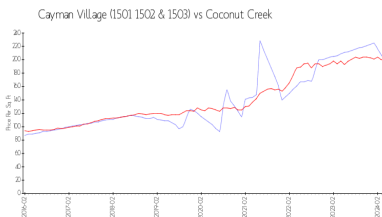
Building Information

| | |
|--|-----|
| Number of units: | 144 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| E3 | 1,350 sq ft | Apr 2024 | \$190,000 | \$141 |
| B4 | 1,157 sq ft | Apr 2024 | \$192,000 | \$166 |
| E4 | 1,225 sq ft | Apr 2024 | \$344,000 | \$281 |
| J4 | 1,350 sq ft | Jan 2024 | \$295,000 | \$219 |
| E4 | 1,157 sq ft | Jan 2024 | \$250,000 | \$216 |

Market Information



Cayman Village (1501 1502 & 1503): \$198/sq. ft.
Coconut Creek: \$199/sq. ft.

Coconut Creek: \$199/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|-----------------------------------|----|
| Cayman Village (1501 1502 & 1503) | 3% |
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------------|---------|
| Cayman Village (1501 1502 & 1503) | 66 days |
| Coconut Creek | 61 days |
| Broward | 67 days |

