

# 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   |
| 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.

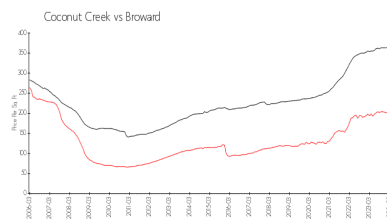
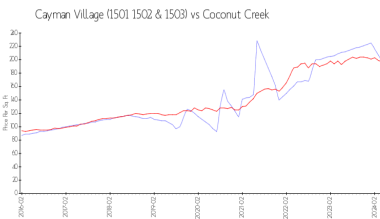
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 144 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 6   |
| 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: \$197/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

|                                   |    |
|-----------------------------------|----|
| Cayman Village (1501 1502 & 1503) | 3% |
| Coconut Creek                     | 2% |
| Broward                           | 3% |

## Avg. Time to Close Over Last 12 Months

|                                   |         |
|-----------------------------------|---------|
| Cayman Village (1501 1502 & 1503) | 66 days |
| Coconut Creek                     | 62 days |
| Broward                           | 67 days |

