

# Unit 2304 Lucaya Ln # M1 - Lucaya Village (A to D - 1 & 2)

2304 Lucaya Ln # M1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10434718
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Lake
List Price:	\$267,000
List PPSF:	\$230
Valuated Price:	\$175,000
Valuated PPSF:	\$151

*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.*

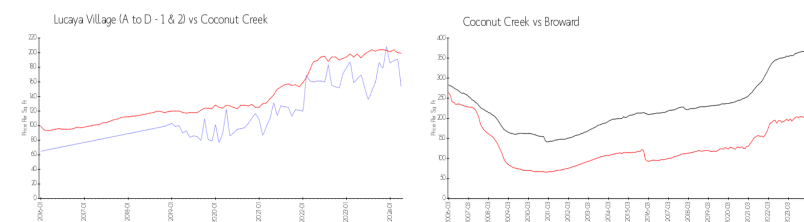
## Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L3	1,161 sq ft	Mar 2024	\$241,250	\$208
E2	1,161 sq ft	Mar 2024	\$252,000	\$217
M1	1,307 sq ft	Mar 2024	\$186,500	\$143
O2	1,307 sq ft	Jan 2024	\$185,000	\$142
G1	1,156 sq ft	Jan 2024	\$150,000	\$130
M-4		Jan 2024	\$160,000	
O1	1,291 sq ft	Jan 2024	\$155,000	\$120

## Market Information



Lucaya Village (A to D - 1 & 2): \$154/sq. ft.

Coconut Creek: \$199/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Lucaya Village (A to D - 1 & 2)	5%
Coconut Creek	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	73 days
Coconut Creek	61 days



Broward

67 days