

# Unit 1804 Eleuthera Pt # M4 - Eleuthera Village (1801 1802 1803 1804 & 1805)

1804 Eleuthera Pt # M4 - 1801 Eleuthera Pt, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10435637
Status:	Active
Size:	1,155 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Lake,Pool Area View
List Price:	\$234,900
List PPSF:	\$203
Valuated Price:	\$198,000
Valuated PPSF:	\$178

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:	240
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

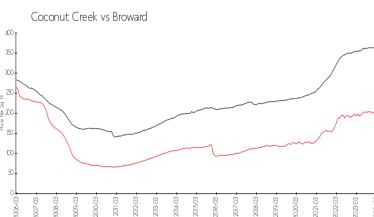
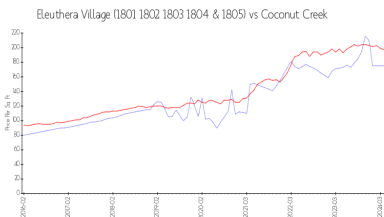
## Building Association Information

ELEUTHERA VILLAGE  
 CONDOMINIUM ASSOCIATION, INC.  
 ADDRESS ELEUTHERA VILLAGE B  
 CONDO 1802 ELEUTHERA PT  
 COCONUT CREEK, FL 33066

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1	1,275 sq ft	Jan 2024	\$199,000	\$156
K4	1,350 sq ft	Dec 2023	\$260,000	\$193
E2	1,157 sq ft	Nov 2023	\$248,000	\$214
J3	798 sq ft	Oct 2023	\$138,000	\$173
M-3		Oct 2023	\$244,500	

## Market Information



Eleuthera Village (1801 1802 1803 1804 & 1805):	\$175/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale



Eleuthera Village (1801 1802 1803 1804 & 1805)	3%
Coconut Creek	2%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Eleuthera Village (1801 1802 1803 1804 & 1805)	50 days
Coconut Creek	63 days
Broward	67 days