

# Unit 2202 Lucaya Bnd # E3 - Lucaya Village (A to D - 1 & 2)

2202 Lucaya Bnd # E3 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10435932  |
| Status:         | Active   |
| Size:           | 1,161 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:     | \$230,000  |
| List PPSF:      | \$198  |
| Valuated Price: | \$179,000  |
| Valuated PPSF:  | \$155  |

*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:      | 26  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 3   |

## Recent Sales

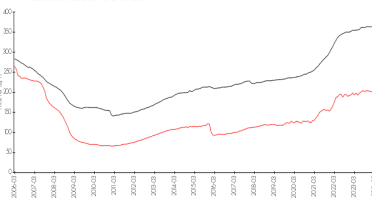
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| L3     | 1,161 sq ft | Mar 2024     | \$241,250  | \$208 |
| E2     | 1,161 sq ft | Mar 2024     | \$252,000  | \$217 |
| M1     | 1,307 sq ft | Mar 2024     | \$186,500  | \$143 |
| 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) vs Coconut Creek



Coconut Creek vs Broward



Lucaya Village (A to D - 1 & 2): \$154/sq. ft.  
Coconut Creek: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.  
Broward: \$348/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

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



Coconut Creek  
Broward

63 days  
67 days