

Unit 2504 Antigua Ter # B3 - Antigua Village I & II

2504 Antigua Ter # B3 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | F10437730 |
| Status: | Active |
| Size: | 1,160 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | Garden View |
| List Price: | \$239,000 |
| List PPSF: | \$206 |
| Valuated Price: | \$140,000 |
| Valuated PPSF: | \$121 |

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

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|--|-----|
| Number of units: | 528 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 4 |

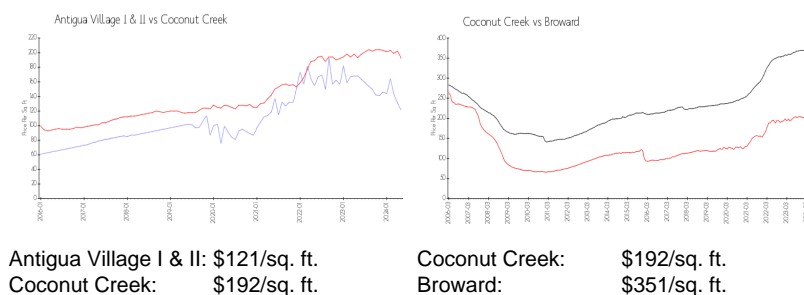
Building Association Information

Antigua Village I
Condominium Association, Inc.
Address: 1310 Ave of the Stars,
Coconut Creek, FL 33066
ANTIGUA VILLAGE II
CONDOMINIUM ASSOCIATION, INC
1310 AVENUE OF THE STARS
COCONUT CREEK, FL 33066-1453

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| C4 | 1,155 sq ft | Jun 2024 | \$160,000 | \$139 |
| H3 | 1,160 sq ft | May 2024 | \$115,000 | \$99 |
| D2 | 1,160 sq ft | May 2024 | \$164,000 | \$141 |
| A4 | 1,291 sq ft | Apr 2024 | \$240,000 | \$186 |
| G2 | 1,156 sq ft | Mar 2024 | \$160,000 | \$138 |
| L3 | 1,155 sq ft | Mar 2024 | \$190,000 | \$165 |
| M3 | 1,296 sq ft | Mar 2024 | \$165,000 | \$127 |

Market Information



Inventory for Sale

| | |
|------------------------|----|
| Antigua Village I & II | 3% |
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Antigua Village I & II | 67 days |
| Coconut Creek | 62 days |
| Broward | 69 days |