

# Unit 2504 Antigua Ter # N1 - Antigua Village I & II

2504 Antigua Ter # N1 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10443458
Status:	Active Under Contract
Size:	1,160 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View, Pool Area View
List Price:	\$169,900
List PPSF:	\$146
Valuated Price:	\$148,000
Valuated PPSF:	\$128

*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:	528
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

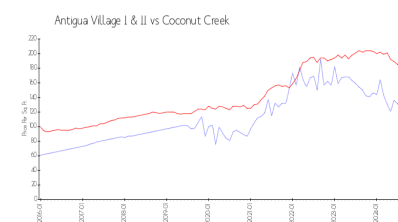
## Building Association Information

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

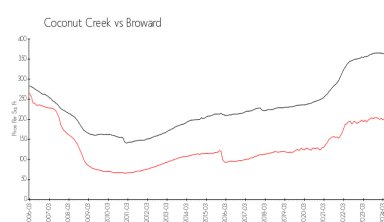
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K1	798 sq ft	Sep 2024	\$112,000	\$140
D4	1,155 sq ft	Aug 2024	\$145,000	\$126
K3	1,156 sq ft	Jun 2024	\$165,000	\$143
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

## Market Information



Antigua Village I & II: \$130/sq. ft.  
Coconut Creek: \$184/sq. ft.



Coconut Creek: \$184/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Antigua Village I & II 5%



Coconut Creek	3%
Broward	4%

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

Antigua Village I & II	73 days
Coconut Creek	63 days
Broward	72 days