

# Unit 2504 Antigua Ter # L4 - Antigua Village I & II

2504 Antigua Ter # L4 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10444946
Status:	Active
Size:	1,160 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Golf Cart Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$157,500
List PPSF:	\$136
Valuated Price:	\$142,000
Valuated PPSF:	\$123

*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:	16
Building inventory for sale:	3%
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:	5

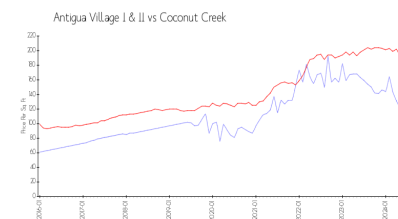
## Building Association Information

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

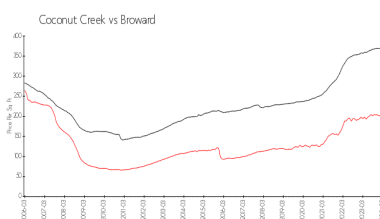
## Recent Sales

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



Antigua Village I & II: \$121/sq. ft.  
 Coconut Creek: \$192/sq. ft.



Coconut Creek: \$192/sq. ft.  
 Broward: \$351/sq. ft.



## **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	61 days
Broward	69 days