

# Unit 1503 Cayman Way # K3 - Cayman Village (1501 1502 & 1503)

1503 Cayman Way # K3 - 1501 Cayman Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10445324
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Lake
List Price:	\$215,000
List PPSF:	\$159
Valuated Price:	\$226,000
Valuated PPSF:	\$184

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

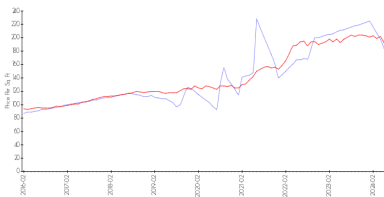
Number of units:	144
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

## Recent Sales

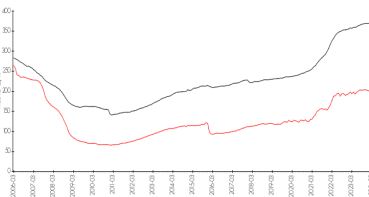
Unit #	Size	Closing Date	Sale Price	PPSF
H4	1,275 sq ft	Jun 2024	\$224,500	\$176
A1	1,346 sq ft	May 2024	\$367,400	\$273
E3	1,157 sq ft	May 2024	\$255,000	\$220
E3	1,350 sq ft	Apr 2024	\$190,000	\$141
B4	1,157 sq ft	Apr 2024	\$192,000	\$166
E4	1,225 sq ft	Apr 2024	\$344,000	\$281

## Market Information

Cayman Village (1501 1502 & 1503) vs Coconut Creek



Coconut Creek vs Broward



Cayman Village (1501 1502 & 1503): \$184/sq. ft.  
Coconut Creek: \$192/sq. ft.

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

## Inventory for Sale

Cayman Village (1501 1502 & 1503)	5%
Coconut Creek	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Cayman Village (1501 1502 & 1503)	64 days
Coconut Creek	62 days
Broward	69 days

