

Unit 2802 Victoria Way # A3 - Victoria Village (A-K)

2802 Victoria Way # A3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10446142 |
| Status: | Active |
| Size: | 1,291 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Golf View,Lake |
| List Price: | \$224,900 |
| List PPSF: | \$174 |
| Valuated Price: | \$192,000 |
| Valuated PPSF: | \$149 |

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

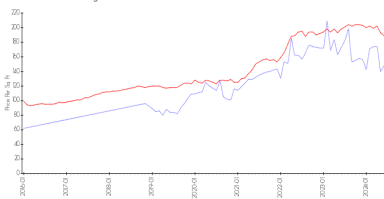
| | |
|--|-----|
| Number of units: | 472 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 27 |
| Number of sales over the last 6 months: | 16 |
| Number of sales over the last 3 months: | 6 |

Recent Sales

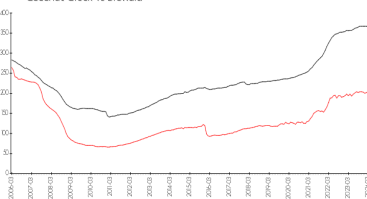
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| E4 | 798 sq ft | Jun 2024 | \$125,000 | \$157 |
| D2 | 1,165 sq ft | Jun 2024 | \$186,000 | \$160 |
| C3 | 1,165 sq ft | Jun 2024 | \$148,000 | \$127 |
| O4 | 1,300 sq ft | May 2024 | \$180,000 | \$138 |
| F4 | 821 sq ft | May 2024 | \$139,000 | \$169 |
| G-3 | | May 2024 | \$90,000 | |

Market Information

Victoria Village (A-K) vs Coconut Creek



Coconut Creek vs Broward



Victoria Village (A-K): \$148/sq. ft.
Coconut Creek: \$189/sq. ft.

Coconut Creek: \$189/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

| | |
|------------------------|----|
| Victoria Village (A-K) | 4% |
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Victoria Village (A-K) | 79 days |
| Coconut Creek | 62 days |
| Broward | 70 days |

