

# Unit 1804 Eleuthera Pt # E3 - Eleuthera Village (1801 1802 1803 1804 & 1805)

1804 Eleuthera Pt # E3 - 1801 Eleuthera Pt, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10446820
Status:	Active
Size:	1,155 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake, Pool Area View, Water View
List Price:	\$199,000
List PPSF:	\$172
Valuated Price:	\$192,000
Valuated PPSF:	\$172

*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:	240
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

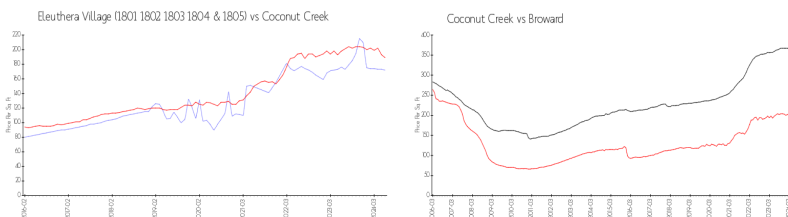
## Building Association Information

ELEUTHERA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
ADDRESS ELEUTHERA VILLAGE B  
CONDO 1802 ELEUTHERA PT  
COCONUT CREEK, FL 33066

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
M1	1,155 sq ft	Jun 2024	\$215,000	\$186
K2	1,425 sq ft	Jun 2024	\$198,000	\$139
F1	1,275 sq ft	Jan 2024	\$199,000	\$156
K4	1,350 sq ft	Dec 2023	\$260,000	\$193
E2	1,157 sq ft	Nov 2023	\$248,000	\$214

## Market Information



Eleuthera Village (1801 1802 1803 1804 & 1805):	\$172/sq. ft.	Coconut Creek:	\$189/sq. ft.
Coconut Creek:	\$189/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale



Eleuthera Village (1801 1802 1803 1804 & 1805)	
Coconut Creek	3%
Broward	4%

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

Eleuthera Village (1801 1802 1803 1804 & 1805)	53 days
Coconut Creek	62 days
Broward	70 days