

Unit 2802 Victoria Way # N3 - Victoria Village (A-K)

2802 Victoria Way # N3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10450536 |
| Status: | Active |
| Size: | 1,165 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Golf Cart Parking,Guest Parking |
| View: | Lake |
| List Price: | \$124,000 |
| List PPSF: | \$106 |
| Valuated Price: | \$162,000 |
| Valuated PPSF: | \$140 |

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.

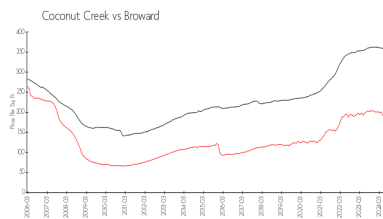
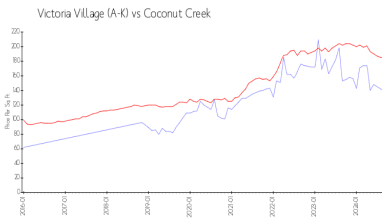
Building Information

| | |
|--|-----|
| Number of units: | 472 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| D1 | 811 sq ft | Oct 2024 | \$123,000 | \$152 |
| G2 | 690 sq ft | Sep 2024 | \$120,000 | \$174 |
| 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 |

Market Information



Victoria Village (A-K): \$139/sq. ft.
Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Victoria Village (A-K) | 93 days |
| Coconut Creek | 66 days |
| Broward | 74 days |

