

# Unit 3303 Aruba Way # M1 - Aruba Village (3301 to 3306)

3303 Aruba Way # M1 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10451483  
 Status: Active  
 Size: 1,360 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking  
 View: Golf View, Lake, Water View  
 List Price: \$259,000  
 List PPSF: \$190  
 Valuated Price: \$202,000  
 Valuated PPSF: \$175

*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: 328  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

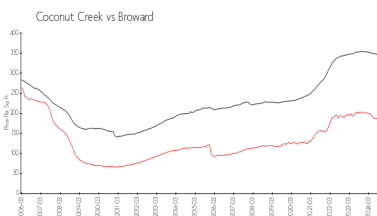
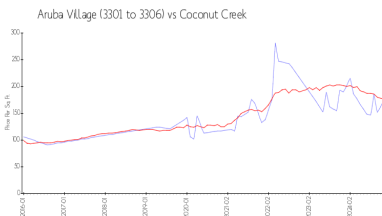
## Building Association Information

ARUBA VILLAGE  
 CONDOMINIUM ASSOCIATION, INC  
 1310 AVENUE OF THE STARS  
 COCONUT CREEK, FL 33066

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B1	1,180 sq ft	Jan 2025	\$130,000	\$110
L2	1,180 sq ft	Oct 2024	\$200,000	\$169
G2	798 sq ft	Oct 2024	\$103,000	\$129
H4	1,180 sq ft	Sep 2024	\$350,000	\$297
J3	798 sq ft	Aug 2024	\$117,500	\$147

## Market Information

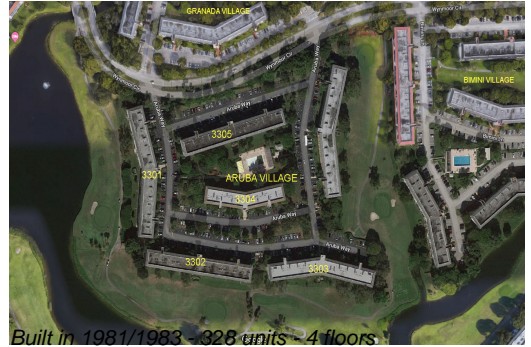


Aruba Village (3301 to 3306): \$178/sq. ft.  
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Aruba Village (3301 to 3306) 3%  
 Coconut Creek 4%  
 Broward 5%



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

Aruba Village (3301 to 3306)	88 days
Coconut Creek	73 days
Broward	78 days