

# Unit 2902 Victoria Cir # H3 - Victoria Village (A-K)

2902 Victoria Cir # H3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10453660
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake, Water View
List Price:	\$195,000
List PPSF:	\$167
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.

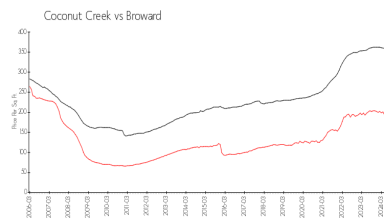
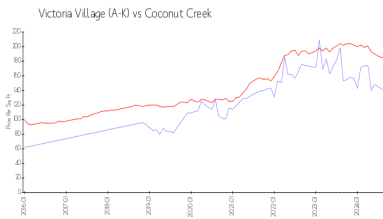
## Building Information

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.

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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

