

Unit 2804 Victoria Way # L2 - Victoria Village (A-K)

2804 Victoria Way # L2 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10453799
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Pool Area View
List Price:	\$199,000
List PPSF:	\$171
Valuated Price:	\$160,000
Valuated PPSF:	\$138

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.

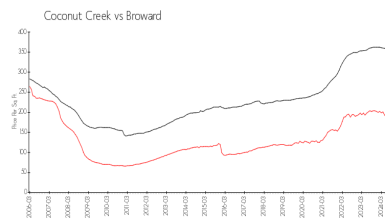
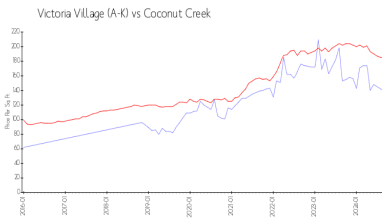
Building Information

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

