

Unit 2202 Lucaya Bnd # J1 - Lucaya Village (A to D - 1 & 2)

2202 Lucaya Bnd # J1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10454456
 Status: Active Under Contract
 Size: 1,161 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Garden View,Lake
 List Price: \$248,000
 List PPSF: \$214
 Valuated Price: \$142,000
 Valuated PPSF: \$123

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.

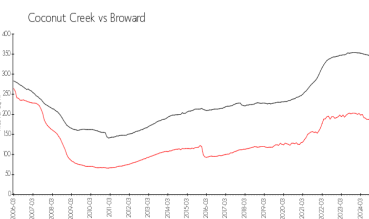
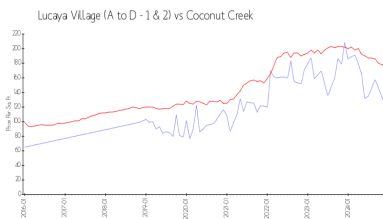
Building Information

Number of units: 544
 Number of active listings for rent: 0
 Number of active listings for sale: 32
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G4	1,161 sq ft	Jan 2025	\$115,000	\$99
H4	1,161 sq ft	Jan 2025	\$135,000	\$116
D1	1,161 sq ft	Dec 2024	\$140,000	\$121
C-4	1,200 sq ft	Sep 2024	\$134,000	\$112
F4	1,156 sq ft	Sep 2024	\$235,000	\$203

Market Information



Lucaya Village (A to D - 1 & 2): \$125/sq. ft.
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2) 6%
 Coconut Creek 4%
 Broward 5%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2) 97 days
 Coconut Creek 73 days
 Broward 78 days

