

Unit 2904 Victoria PI # M3 - Victoria Village (A-K)

2904 Victoria PI # M3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10454855
Status:	Active
Size:	1,307 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Lake
List Price:	\$189,000
List PPSF:	\$145
Valuated Price:	\$167,000
Valuated PPSF:	\$129

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.

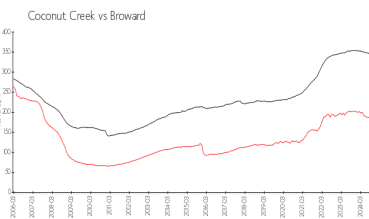
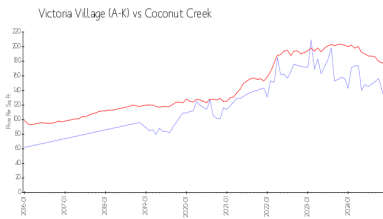
Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E3	798 sq ft	Jan 2025	\$100,000	\$125
A2	1,360 sq ft	Jan 2025	\$157,500	\$116
H1	811 sq ft	Jan 2025	\$125,000	\$154
M2	1,156 sq ft	Jan 2025	\$107,000	\$93
C2	1,156 sq ft	Jan 2025	\$201,000	\$174

Market Information



Victoria Village (A-K): \$128/sq. ft.
Coconut Creek: \$177/sq. ft.

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Broward: \$334/sq. ft.

Inventory for Sale

Victoria Village (A-K)	4%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Victoria Village (A-K)	95 days
Coconut Creek	72 days
Broward	78 days

