

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

2904 Victoria Pl # 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: \$169,000
 List PPSF: \$129
 Valuated Price: \$157,000
 Valuated PPSF: \$122

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.

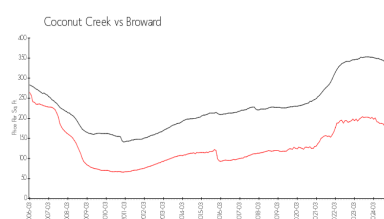
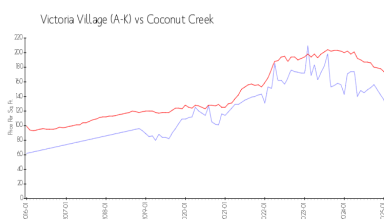
Building Information

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: 23
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 10

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J2	1,165 sq ft	Apr 2025	\$139,900	\$120
K1	900 sq ft	Mar 2025	\$125,500	\$139
N3	1,165 sq ft	Mar 2025	\$95,000	\$82
M4	1,156 sq ft	Feb 2025	\$140,000	\$121
B1	1,160 sq ft	Feb 2025	\$115,000	\$99
E4	811 sq ft	Feb 2025	\$107,000	\$132

Market Information



Victoria Village (A-K): \$121/sq. ft.
 Coconut Creek: \$171/sq. ft.

Coconut Creek: \$171/sq. ft.
 Broward: \$324/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) 116 days
 Coconut Creek 80 days
 Broward 83 days

