

# Unit 2904 Victoria PI # E4 - Victoria Village (A-K)

2904 Victoria PI # E4 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10456055  
 Status: Pending  
 Size: 811 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking  
 View: Golf View, Lake  
 List Price: \$119,000  
 List PPSF: \$147  
 Valuated Price: \$104,000  
 Valuated PPSF: \$130

*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: 18  
 Building inventory for sale: 3%  
 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

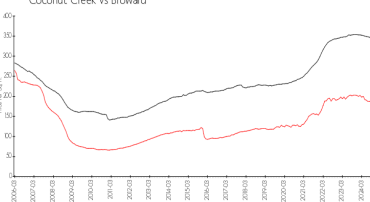
Unit #	Size	Closing Date	Sale Price	PPSF
E3	798 sq ft	Jan 2025	\$100,000	\$125
A2	1,360 sq ft	Jan 2025	\$157,500	\$116
H1	811 sq ft	Jan 2025	\$125,000	\$154
M2	1,156 sq ft	Jan 2025	\$107,000	\$93
C2	1,156 sq ft	Jan 2025	\$201,000	\$174

## Market Information

Victoria Village (A-K) vs Coconut Creek



Coconut Creek vs Broward



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

Coconut Creek: \$177/sq. ft.  
 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 73 days  
 Broward 78 days

