Unit 2202 Lucaya Bnd # K3 - Lucaya Village (A to D - 1 & 2)

2202 Lucaya Bnd # K3 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10457990
Status:	Cancelled
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lake,Water View
List Price:	$290,000
List PPSF:	$250
Valuated Price:	$145,000
Valuated PPSF:	$125

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.
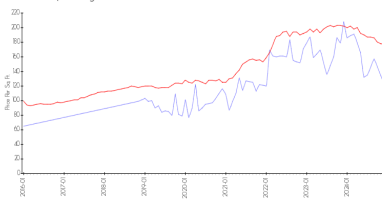

Built in 1980/1981 - 544 units - 4 floors

Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

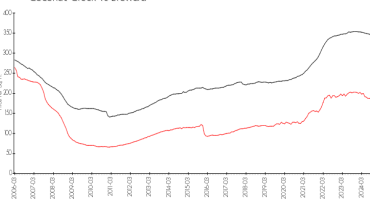### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G4	1,161 sq ft	Jan 2025	$115,000	$99
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
E3	1,161 sq ft	Jul 2024	$217,000	$187
M1	1,161 sq ft	Jul 2024	$228,000	$196

Market Information

Lucaya Village (A to D - 1 & 2):	$125/sq. ft.	Coconut Creek:	$177/sq. ft.
Coconut Creek:	$177/sq. ft.	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)	98 days
Coconut Creek	71 days
Broward	78 days