

Unit 2304 Lucaya Ln # E1 - Lucaya Village (A to D - 1 & 2)

2304 Lucaya Ln # E1 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10460250
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Canal, Lagoon
List Price:	\$150,000
List PPSF:	\$129
Valuated Price:	\$179,000
Valuated PPSF:	\$155

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.

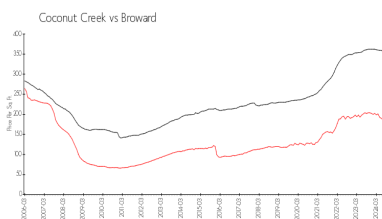
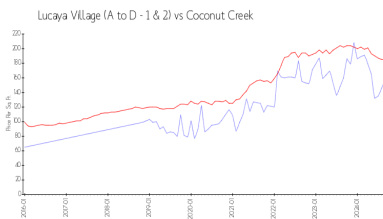
Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	30
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
B1	1,161 sq ft	Jun 2024	\$149,800	\$129

Market Information



Lucaya Village (A to D - 1 & 2): \$157/sq. ft.
Coconut Creek: \$185/sq. ft.

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Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	73 days
Coconut Creek	66 days
Broward	74 days

