

Unit 2804 Victoria Way # M4 - Victoria Village (A-K)

2804 Victoria Way # M4 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10461313
 Status: Active Under Contract
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View: Other View, Pool Area View
 List Price: \$139,999
 List PPSF: \$121
 Valuated Price: \$151,000
 Valuated PPSF: \$131

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.

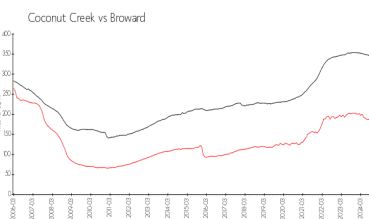
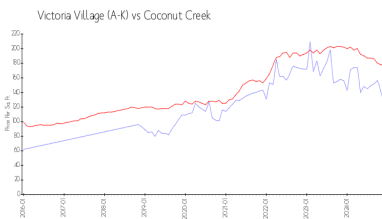
Building Information

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 73 days
 Broward 78 days

