

Unit 3301 Aruba Way # E2 - Aruba Village (3301 to 3306)

3301 Aruba Way # E2 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10461887
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Golf View
List Price:	\$183,900
List PPSF:	\$156
Valuated Price:	\$204,000
Valuated PPSF:	\$176

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:	328
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

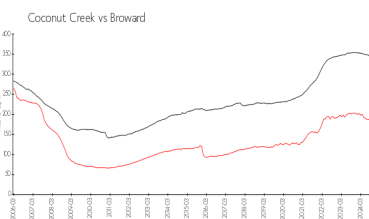
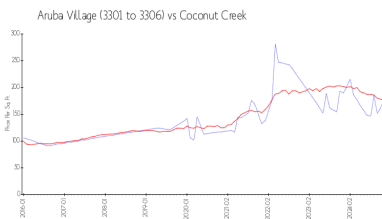
Building Association Information

ARUBA VILLAGE
 CONDOMINIUM ASSOCIATION, INC
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B1	1,180 sq ft	Jan 2025	\$130,000	\$110
L2	1,180 sq ft	Oct 2024	\$200,000	\$169
G2	798 sq ft	Oct 2024	\$103,000	\$129
H4	1,180 sq ft	Sep 2024	\$350,000	\$297
J3	798 sq ft	Aug 2024	\$117,500	\$147

Market Information



Aruba Village (3301 to 3306): \$178/sq. ft.
 Coconut Creek: \$177/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Aruba Village (3301 to 3306)	3%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months



Aruba Village (3301 to 3306)

88 days

Coconut Creek

73 days

Broward

78 days