

Unit 3303 Aruba Way # B3 - Aruba Village (3301 to 3306)

3303 Aruba Way # B3 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10462452
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Golf View
List Price:	\$359,000
List PPSF:	\$264
Valuated Price:	\$215,000
Valuated PPSF:	\$186

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

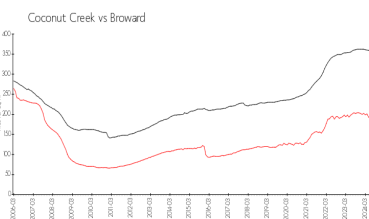
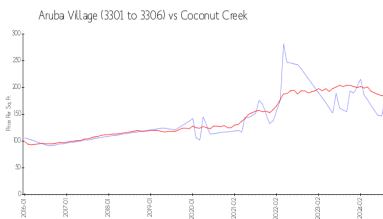
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
F4	798 sq ft	Jul 2024	\$120,000	\$150

Market Information

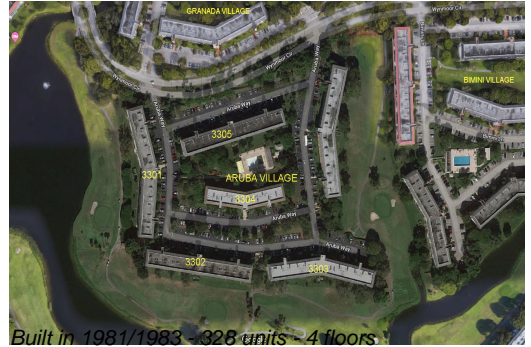


Aruba Village (3301 to 3306):	\$185/sq. ft.	Coconut Creek:	\$185/sq. ft.
Coconut Creek:	\$185/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Aruba Village (3301 to 3306)	2%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Aruba Village (3301 to 3306)
Coconut Creek
Broward

72 days
66 days
74 days