

Unit 2303 Lucaya Ln # H2 - Lucaya Village (A to D - 1 & 2)

2303 Lucaya Ln # H2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10472012
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$329,000
List PPSF:	\$283
Valuated Price:	\$149,000
Valuated PPSF:	\$129

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.

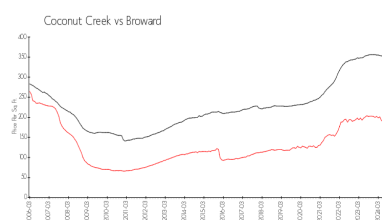
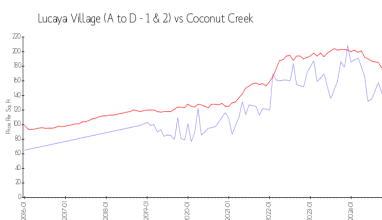
Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	35
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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):
\$130/sq. ft.
Coconut Creek:
\$177/sq. ft.

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\$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)	92 days
Coconut Creek	68 days
Broward	76 days

