

Unit 2802 Victoria Way # J2 - Victoria Village (A-K)

2802 Victoria Way # J2 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10472647
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Golf View, Lake, Water View
List Price:	\$249,000
List PPSF:	\$214
Valuated Price:	\$153,000
Valuated PPSF:	\$132

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.

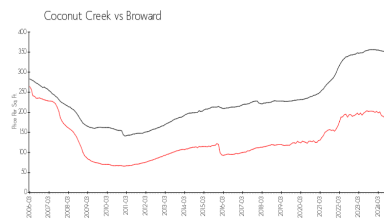
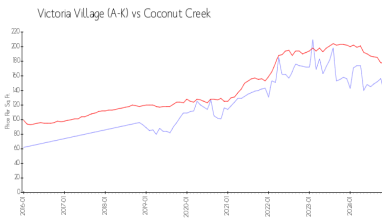
Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D1	811 sq ft	Oct 2024	\$123,000	\$152
G2	690 sq ft	Sep 2024	\$120,000	\$174
E4	798 sq ft	Jun 2024	\$125,000	\$157
D2	1,165 sq ft	Jun 2024	\$186,000	\$160
C3	1,165 sq ft	Jun 2024	\$148,000	\$127

Market Information



Victoria Village (A-K): \$133/sq. ft.
Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.
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)	87 days
Coconut Creek	68 days
Broward	76 days

