

# Unit 3301 Aruba Way # H3 - Aruba Village (3301 to 3306)

3301 Aruba Way # H3 - 3301 Aruba Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10473276
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Garden View,Golf View,Water View
List Price:	\$240,000
List PPSF:	\$203
Valuated Price:	\$220,000
Valuated PPSF:	\$190

*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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

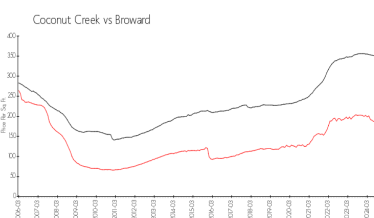
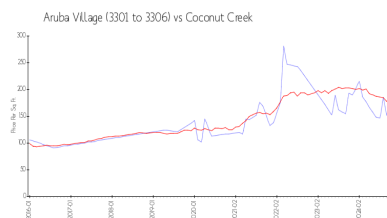
## Building Association Information

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): \$189/sq. ft.  
Coconut Creek: \$177/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Aruba Village (3301 to 3306)	2%
Coconut Creek	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Aruba Village (3301 to 3306)	72 days
Coconut Creek	68 days
Broward	76 days