

# Unit 2103 Lucaya Bnd # A2 - Lucaya Village (A to D - 1 & 2)

2103 Lucaya Bnd # A2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10473666
Status:	Active
Size:	1,400 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:	\$167,500
List PPSF:	\$120
Valuated Price:	\$167,000
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

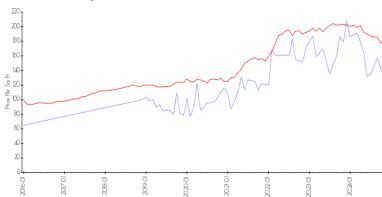
Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	35
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Recent Sales

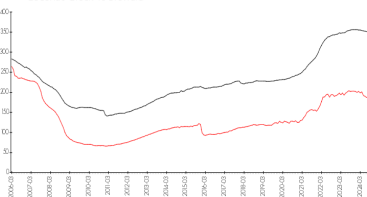
Unit #	Size	Closing Date	Sale Price	PPSF
D1	1,161 sq ft	Dec 2024	\$140,000	\$121
C-4	1,200 sq ft	Sep 2024	\$134,000	\$112
F4	1,156 sq ft	Sep 2024	\$235,000	\$203
E3	1,161 sq ft	Jul 2024	\$217,000	\$187
M1	1,161 sq ft	Jul 2024	\$228,000	\$196

## Market Information

Lucaya Village (A to D - 1 & 2) vs Coconut Creek



Coconut Creek vs Broward



Lucaya Village (A to D - 1 & 2): \$130/sq. ft.  
Coconut Creek: \$177/sq. ft.

Coconut Creek: \$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

