

Unit 2405 Antigua Cir # C3 - Antigua Village I & II

2405 Antigua Cir # C3 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|----------------------------|
| MLS Number: | F10474346 |
| Status: | Active |
| Size: | 1,155 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | Garden View,Pool Area View |
| List Price: | \$139,500 |
| List PPSF: | \$121 |
| Valuated Price: | \$143,000 |
| Valuated PPSF: | \$124 |

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

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|--|-----|
| Number of units: | 528 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 19 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

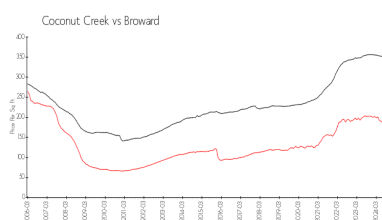
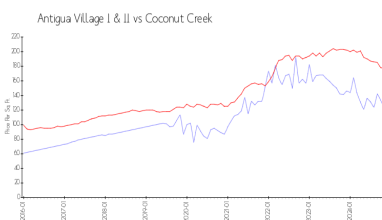
Building Association Information

Antigua Village I
 Condominium Association, Inc.
 Address: 1310 Ave of the Stars,
 Coconut Creek, FL 33066
 ANTIGUA VILLAGE II
 CONDOMINIUM ASSOCIATION, INC
 1310 AVENUE OF THE STARS
 COCONUT CREEK, FL 33066-1453

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| G4 | 1,160 sq ft | Dec 2024 | \$140,000 | \$121 |
| E4 | 1,160 sq ft | Dec 2024 | \$160,000 | \$138 |
| K1 | 798 sq ft | Sep 2024 | \$112,000 | \$140 |
| D4 | 1,155 sq ft | Aug 2024 | \$145,000 | \$126 |
| K3 | 1,156 sq ft | Jun 2024 | \$165,000 | \$143 |
| C4 | 1,155 sq ft | Jun 2024 | \$160,000 | \$139 |

Market Information



Antigua Village I & II: \$123/sq. ft.
 Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Antigua Village I & II 5%



| | |
|---------------|----|
| Coconut Creek | 4% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Antigua Village I & II | 75 days |
| Coconut Creek | 68 days |
| Broward | 76 days |