

Unit 2804 Victoria Way # C3 - Victoria Village (A-K)

2804 Victoria Way # C3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10505359
Status:	Active
Size:	1,165 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$164,900
List PPSF:	\$142
Valuated Price:	\$107,000
Valuated PPSF:	\$93

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.

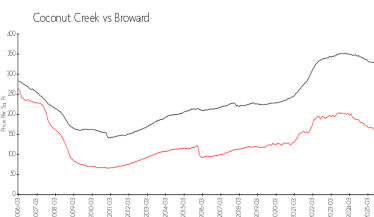
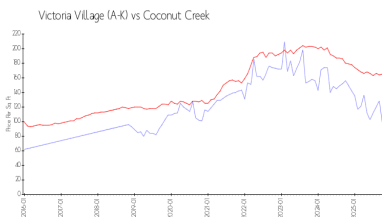
Building Information

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:	31
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	10

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K1	1,156 sq ft	Dec 2025	\$150,000	\$130
M2	1,165 sq ft	Dec 2025	\$118,000	\$101
H2	1,300 sq ft	Dec 2025	\$115,500	\$89
H4	1,156 sq ft	Dec 2025	\$125,000	\$108
O3	1,291 sq ft	Nov 2025	\$100,000	\$77
A1	1,300 sq ft	Nov 2025	\$95,000	\$73
D3	798 sq ft	Nov 2025	\$83,500	\$105
E3	1,160 sq ft	Nov 2025	\$130,000	\$112

Market Information



Victoria Village (A-K):\$92/sq. ft.
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Victoria Village (A-K)	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Victoria Village (A-K)	105 days
Coconut Creek	87 days
Broward	88 days

