

Unit 2303 Lucaya Ln # H2 - Lucaya Village (A to D - 1 & 2)

2303 Lucaya Ln # H2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10537601
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$284,500
List PPSF:	\$245
Valuated Price:	\$115,000
Valuated PPSF:	\$99

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.

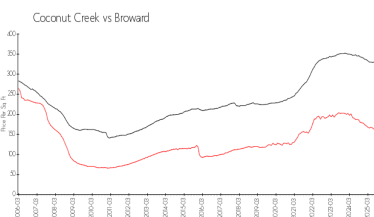
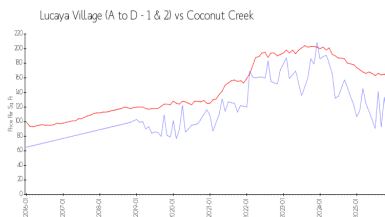
Building Information

Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F3	798 sq ft	Dec 2025	\$107,500	\$135
J3	1,156 sq ft	Nov 2025	\$110,000	\$95
H1	1,156 sq ft	Nov 2025	\$85,000	\$74
E1	1,161 sq ft	Nov 2025	\$87,500	\$75
H2	1,161 sq ft	Nov 2025	\$178,000	\$153

Market Information



Lucaya Village (A to D - 1 & 2): \$100/sq. ft.
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2)	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	97 days
Coconut Creek	86 days
Broward	88 days

