

# Unit 2802 Victoria Way # F4 - Victoria Village (A-K)

2802 Victoria Way # F4 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10945292
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Golf,Lake
List Price:	\$189,000
List PPSF:	\$163
Valuated Price:	\$204,000
Valuated PPSF:	\$176

*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.*

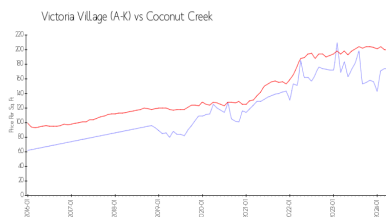
## Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

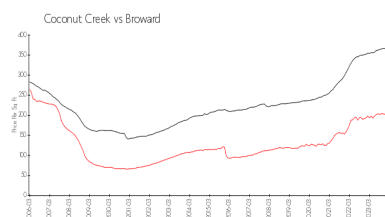
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	821 sq ft	May 2024	\$139,000	\$169
G-3		May 2024	\$90,000	
C1	1,156 sq ft	Apr 2024	\$189,999	\$164
A3	1,300 sq ft	Apr 2024	\$207,500	\$160
F2	811 sq ft	Apr 2024	\$100,000	\$123
L1	1,165 sq ft	Apr 2024	\$275,000	\$236

## Market Information



Victoria Village (A-K): \$174/sq. ft.  
Coconut Creek: \$199/sq. ft.



Coconut Creek: \$199/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Victoria Village (A-K)	82 days
Coconut Creek	61 days
Broward	67 days

