

# Unit 2804 Victoria Way # M2 - Victoria Village (A-K)

2804 Victoria Way # M2 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10987464
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open
View:	Pool
List Price:	\$149,900
List PPSF:	\$130
Valuated Price:	\$161,000
Valuated PPSF:	\$139

*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.*

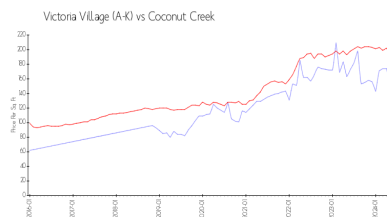
## Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	10

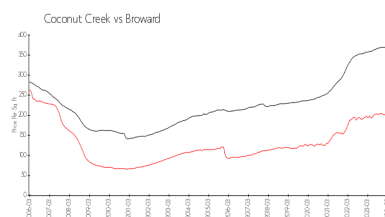
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E4	798 sq ft	Jun 2024	\$125,000	\$157
D2	1,165 sq ft	Jun 2024	\$186,000	\$160
C3	1,165 sq ft	Jun 2024	\$148,000	\$127
O4	1,300 sq ft	May 2024	\$180,000	\$138
F4	821 sq ft	May 2024	\$139,000	\$169
G-3		May 2024	\$90,000	

## Market Information



Victoria Village (A-K): \$140/sq. ft.  
Coconut Creek: \$192/sq. ft.



Coconut Creek: \$192/sq. ft.  
Broward: \$351/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)	78 days
Coconut Creek	62 days
Broward	69 days

