Unit 2102 Lucaya Bnd # N2 - Lucaya Village (A to D - 1 & 2)

2102 Lucaya Bnd # N2 - 2101 Lucaya Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-10989877
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Pool
List Price:	$159,900
List PPSF:	$138
Valuated Price:	$160,000
Valuated PPSF:	$138

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.

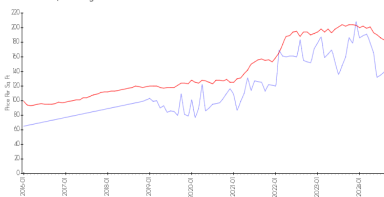*Built in 1980/1981 - 544 units - 4 floors*

Building Information

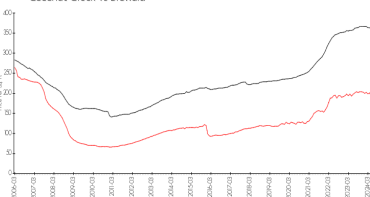|	
Number of units:	544
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	6%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E3	1,161 sq ft	Jul 2024	$217,000	$187
M1	1,161 sq ft	Jul 2024	$228,000	$196
B1	1,161 sq ft	Jun 2024	$149,800	$129
O2	1,307 sq ft	May 2024	$268,000	$205
H2	1,161 sq ft	May 2024	$119,000	$102
K-2		May 2024	$140,000	

Market Information

Lucaya Village (A to D - 1 & 2):	$139/sq. ft.	Coconut Creek:	$183/sq. ft.
Coconut Creek:	$183/sq. ft.	Broward:	$346/sq. ft.

Inventory for Sale

Lucaya Village (A to D - 1 & 2)	6%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lucaya Village (A to D - 1 & 2)	67 days
Coconut Creek	63 days
Broward	72 days