

Unit 2803 Victoria Way # G3 - Victoria Village (A-K)

2803 Victoria Way # G3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-10998351
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Assigned, Guest, Vehicle Restrictions
View:	Golf, Lake
List Price:	\$249,900
List PPSF:	\$216
Valuated Price:	\$172,000
Valuated PPSF:	\$149

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.

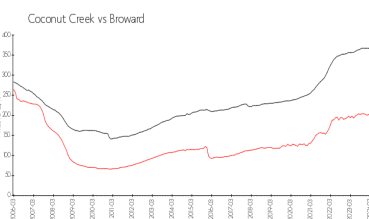
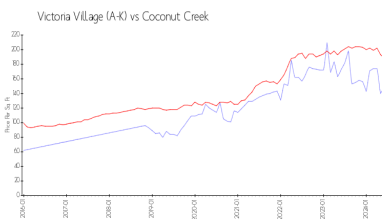
Building Information

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:	27
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	6

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): \$148/sq. ft.
Coconut Creek: \$189/sq. ft.

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Broward: \$349/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)	79 days
Coconut Creek	62 days
Broward	70 days

