

Unit 1804 Eleuthera Pt # M4 - Eleuthera Village (1801 1802 1803 1804 & 1805)

1804 Eleuthera Pt # M4 - 1801 Eleuthera Pt, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11019533
Status:	Active
Size:	1,155 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake,Pond
List Price:	\$215,000
List PPSF:	\$186
Valuated Price:	\$181,000
Valuated PPSF:	\$162

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:	240
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

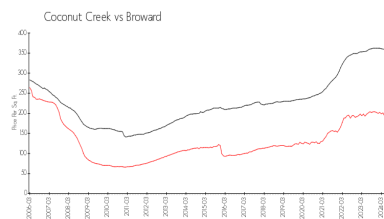
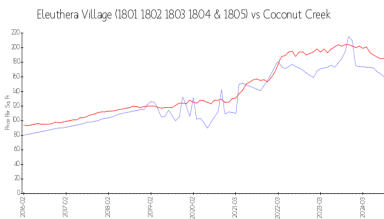
Building Association Information

ELEUTHERA VILLAGE
 CONDOMINIUM ASSOCIATION, INC.
 ADDRESS ELEUTHERA VILLAGE B
 CONDO 1802 ELEUTHERA PT
 COCONUT CREEK, FL 33066

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E3	1,157 sq ft	Oct 2024	\$236,000	\$204
M1	1,155 sq ft	Jun 2024	\$215,000	\$186
K2	1,425 sq ft	Jun 2024	\$198,000	\$139
F1	1,275 sq ft	Jan 2024	\$199,000	\$156
K4	1,350 sq ft	Dec 2023	\$260,000	\$193

Market Information



Eleuthera Village (1801 1802 1803 1804 & 1805): \$160/sq. ft.

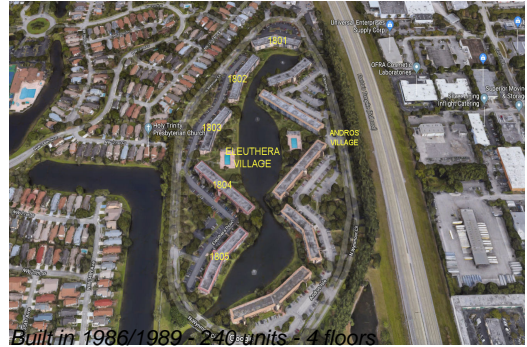
Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.

Broward: \$339/sq. ft.

Inventory for Sale

Eleuthera Village (1801 1802 1803 1804 & 1805)	5%
Coconut Creek	4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Eleuthera Village (1801 1802 1803 1804 & 53 days
1805)

Coconut Creek 66 days

Broward 74 days