

# Unit 2904 Victoria Pl # E3 - Victoria Village (A-K)

2904 Victoria Pl # E3 - 2801 Victoria Wy, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-11033239
Status:	Active
Size:	798 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Vehicle Restrictions
View:	Lake
List Price:	\$119,900
List PPSF:	\$150
Valuated Price:	\$112,000
Valuated PPSF:	\$140

*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.*

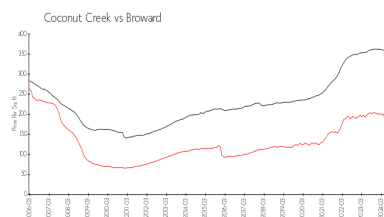
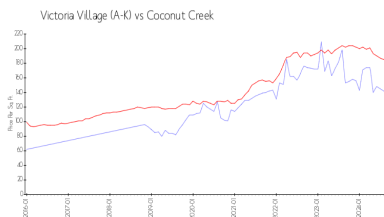
## Building Information

Number of units:	472
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D1	811 sq ft	Oct 2024	\$123,000	\$152
G2	690 sq ft	Sep 2024	\$120,000	\$174
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

## Market Information



Victoria Village (A-K): \$139/sq. ft.  
Coconut Creek: \$185/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Victoria Village (A-K)	93 days
Coconut Creek	66 days
Broward	74 days

