

# Unit 1805 Eleuthera Pt # E1 - Eleuthera Village (1801 1802 1803 1804 & 1805)

1805 Eleuthera Pt # E1 - 1801 Eleuthera Pt, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-11039040
Status:	Active
Size:	914 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Open
View:	Lagoon
List Price:	\$199,000
List PPSF:	\$218
Valuated Price:	\$152,000
Valuated PPSF:	\$152

*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:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

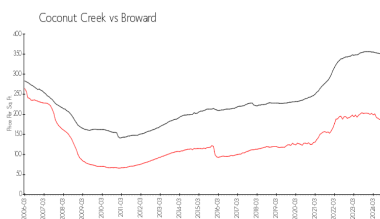
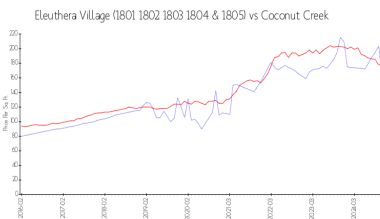
## Building Association Information

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

## Market Information



Eleuthera Village (1801 1802 1803 1804 & 1805):	\$154/sq. ft.	Coconut Creek:	\$177/sq. ft.
Coconut Creek:	\$177/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Eleuthera Village (1801 1802 1803 1804 & 1805)	45 days
Coconut Creek	68 days
Broward	76 days