Unit 2613 Nassau Bnd # E2 - Nassau Village

2613 Nassau Bnd # E2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11332757
Status:	Pending
Size:	962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	$165,000
List PPSF:	$172
Valuated Price:	$152,000
Valuated PPSF:	$158

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.
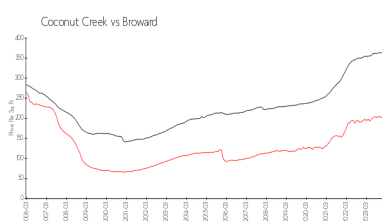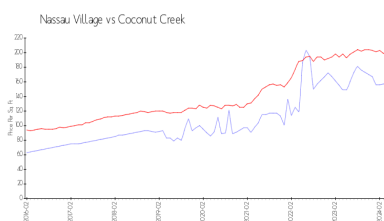
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1	938 sq ft	Apr 2024	$135,000	$144
D2	661 sq ft	Apr 2024	$105,000	$159
B-1		Jan 2024	$149,000	
G2	962 sq ft	Dec 2023	$161,000	$167
E2	819 sq ft	Oct 2023	$128,000	$156

Market Information

Nassau Village vs Coconut Creek

Coconut Creek vs Broward

Nassau Village:	$157/sq. ft.		Coconut Creek:	$197/sq. ft.
Coconut Creek:	$197/sq. ft.		Broward:	$348/sq. ft.

Inventory for Sale

Nassau Village	3%
Coconut Creek	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Nassau Village	98 days
Coconut Creek	62 days
Broward	66 days

Built in 1976 - 276 units - 2 floors