

Unit 2703 Nassau Bnd # C2 - Nassau Village

2703 Nassau Bnd # C2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11444952
 Status: Active
 Size: 962 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$170,000
 List PPSF: \$177
 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.

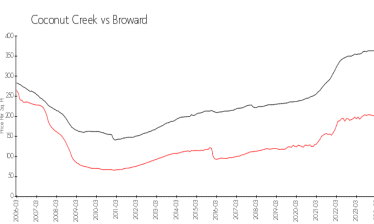
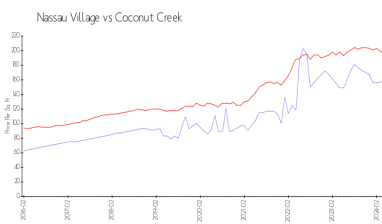
Building Information

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: \$157/sq. ft.
 Coconut Creek: \$197/sq. ft.

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 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 63 days
 Broward 67 days

