

Unit 1603 Abaco Dr # F3 - Abaco Village (A B C F G & H)

1603 Abaco Dr # F3 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11560566
 Status: Active
 Size: 1,157 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Golf Cart Parking,Guest Parking,Other Parking
 View:
 List Price: \$205,000
 List PPSF: \$177
 Valuated Price: \$162,000
 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: 256
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

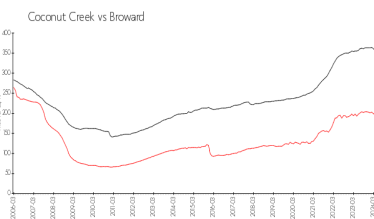
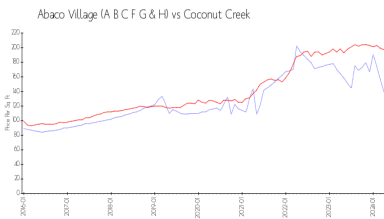
Building Association Information

Abaco Village Condo Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2620

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J4	1,225 sq ft	Apr 2024	\$150,500	\$123
A2	1,346 sq ft	Jan 2024	\$255,000	\$189
F1	1,275 sq ft	Dec 2023	\$175,000	\$137
B3	1,157 sq ft	Dec 2023	\$235,000	\$203
F3	1,275 sq ft	Dec 2023	\$168,000	\$132

Market Information



Abaco Village (A B C F G & H): \$139/sq. ft.
 Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Abaco Village (A B C F G & H) 4%

Coconut Creek	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Abaco Village (A B C F G & H)	83 days
Coconut Creek	63 days
Broward	67 days