

Unit 2603 Nassau Bnd # F1 - Nassau Village

2603 Nassau Bnd # F1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11687177
 Status: Active
 Size: 962 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$245,000
 List PPSF: \$255
 Valuated Price: \$150,000
 Valuated PPSF: \$156

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.

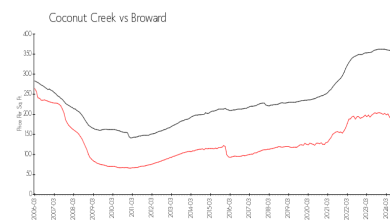
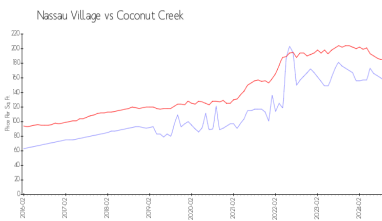
Building Information

Number of units: 276
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F2	938 sq ft	Nov 2024	\$178,000	\$190
D2	778 sq ft	Oct 2024	\$115,000	\$148
F2	932 sq ft	Sep 2024	\$151,000	\$162
F1	940 sq ft	Aug 2024	\$125,000	\$133
B2	962 sq ft	Jul 2024	\$130,000	\$135

Market Information



Nassau Village:	\$156/sq. ft.	Coconut Creek:	\$185/sq. ft.
Coconut Creek:	\$185/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Nassau Village: 4%
 Coconut Creek: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Nassau Village: 134 days
 Coconut Creek: 66 days
 Broward: 74 days

