

Unit 1206 Bahama Bnd # F2 - Bahama Village

1206 Bahama Bnd # F2 - 1101 Bahama Bnd, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11836864
Status:	Active
Size:	962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$161,000
List PPSF:	\$167
Valuated Price:	\$122,000
Valuated PPSF:	\$127

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:	304
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

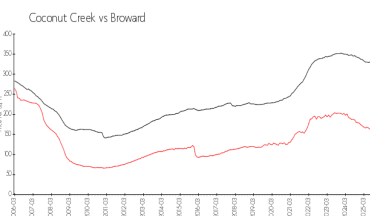
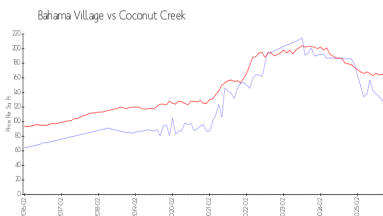
Address 1204 Bahama Bnd
Coconut Creek, Florida 33066
Phone +1 954-972-9993

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D1	495 sq ft	Nov 2025	\$62,000	\$125
C1	661 sq ft	Oct 2025	\$85,000	\$129
F2	940 sq ft	Jul 2025	\$105,000	\$112
C1	962 sq ft	Jun 2025	\$150,000	\$156
B2	938 sq ft	May 2025	\$130,900	\$140
F2	962 sq ft	May 2025	\$135,000	\$140

Market Information



Bahama Village:	\$126/sq. ft.	Coconut Creek:	\$162/sq. ft.
Coconut Creek:	\$162/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Bahama Village	2%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Bahama Village	99 days
Coconut Creek	87 days
Broward	88 days