

Unit 1604 Abaco Dr # B3 - Abaco Village (A B C F G & H)

1604 Abaco Dr # B3 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11890480
 Status: Active
 Size: 1,157 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
 List Price: \$133,500
 List PPSF: \$115
 Valuated Price: \$145,000
 Valuated PPSF: \$125

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: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

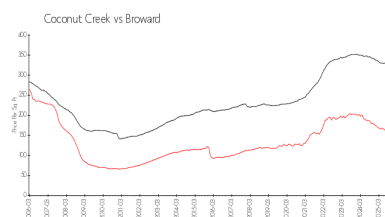
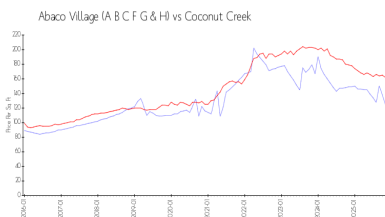
Abaco Village Condo Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2620

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| A3 | 1,346 sq ft | Oct 2025 | \$268,000 | \$199 |
| F4 | 1,375 sq ft | Sep 2025 | \$125,000 | \$91 |
| D4 | 1,275 sq ft | Sep 2025 | \$214,900 | \$169 |
| D4 | 1,275 sq ft | Sep 2025 | \$190,000 | \$149 |
| E3 | 1,225 sq ft | Aug 2025 | \$135,000 | \$110 |

Market Information



Abaco Village (A B C F G & H):
 Coconut Creek: \$162/sq. ft.

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

Inventory for Sale

Abaco Village (A B C F G & H) 3%



| | |
|---------------|----|
| Coconut Creek | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Abaco Village (A B C F G & H) | 115 days |
| Coconut Creek | 87 days |
| Broward | 88 days |