

Unit 1603 Abaco Dr # K4 - Abaco Village (A B C F G & H)

1603 Abaco Dr # K4 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11901872
Status:	Active
Size:	1,225 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$170,000
List PPSF:	\$139
Valuated Price:	\$155,000
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:	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

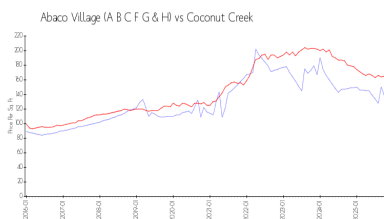
Abaco Village Condo Association
1310 Avenue Of The Stars
Coconut Creek, FL 33066
Phone: (954) 978-2620

<https://>

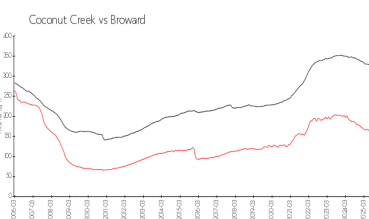
Recent Sales

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 \$125/sq. ft.
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