

Unit 2603 Nassau Bnd # F1 - Nassau Village

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

Unit Information

MLS Number:	A11904142
Status:	Active
Size:	962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$215,000
List PPSF:	\$223
Valuated Price:	\$139,000
Valuated PPSF:	\$144

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.

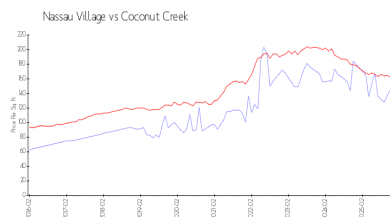
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

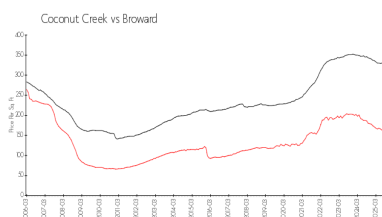
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-1	940 sq ft	Dec 2025	\$120,000	\$128
E1	480 sq ft	Sep 2025	\$63,250	\$132
A1	962 sq ft	Aug 2025	\$90,000	\$94
C1	1,044 sq ft	Jun 2025	\$160,000	\$153
E-2	900 sq ft	May 2025	\$115,000	\$128
F2	940 sq ft	May 2025	\$143,400	\$153

Market Information



Nassau Village: \$145/sq. ft.
Coconut Creek: \$162/sq. ft.



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

Inventory for Sale

Nassau Village	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Nassau Village	96 days
Coconut Creek	87 days
Broward	88 days

