Unit 2701 Nassau Bnd # E2 - Nassau Village

2701 Nassau Bnd # E2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Built in 1976 - 276 units - 2 floors

Unit Information

MLS Number:	F10408255
Status:	Active
Size:	778 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	$150,000
List PPSF:	$193
Valuated Price:	$129,000
Valuated PPSF:	$158

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.
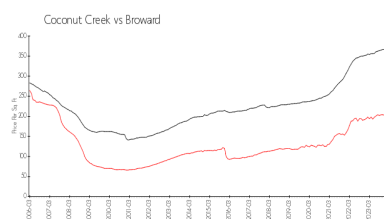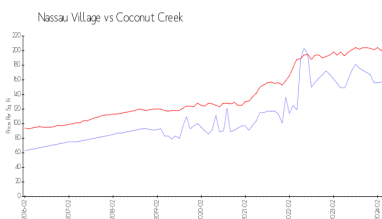
Building Information

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:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D2	778 sq ft	May 2024	$124,000	$159
F1	938 sq ft	Apr 2024	$135,000	$144
D2	661 sq ft	Apr 2024	$105,000	$159
B-1		Jan 2024	$149,000	
G2	962 sq ft	Dec 2023	$161,000	$167

Market Information

Nassau Village:	$157/sq. ft.		Coconut Creek:	$199/sq. ft.
Coconut Creek:	$199/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Nassau Village	4%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Nassau Village	104 days
Coconut Creek	61 days
Broward	67 days