

# Unit 2701 Nassau Bnd # E2 - Nassau Village

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

## 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.*

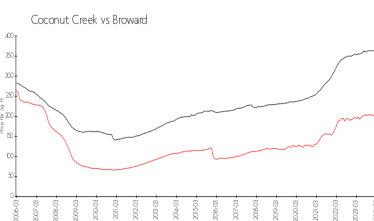
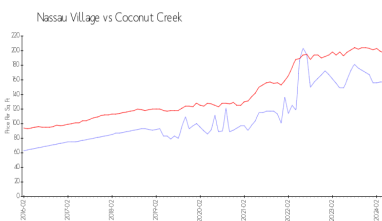
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 276 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 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 |
| E2     | 819 sq ft | Oct 2023     | \$128,000  | \$156 |

## Market Information



|                 |               |                |               |
|-----------------|---------------|----------------|---------------|
| Nassau Village: | \$157/sq. ft. | Coconut Creek: | \$197/sq. ft. |
| Coconut Creek:  | \$197/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Nassau Village | 3% |
| Coconut Creek  | 2% |
| Broward        | 3% |

## Avg. Time to Close Over Last 12 Months

|                |         |
|----------------|---------|
| Nassau Village | 98 days |
| Coconut Creek  | 63 days |
| Broward        | 67 days |