

Unit 2705 Nassau Bnd # D2 - Nassau Village

2705 Nassau Bnd # D2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10409339 |
| Status: | Active |
| Size: | 778 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Golf Cart Parking,Guest Parking |
| View: | Garden View |
| List Price: | \$135,000 |
| List PPSF: | \$174 |
| Valuated Price: | \$125,000 |
| Valuated PPSF: | \$157 |



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.

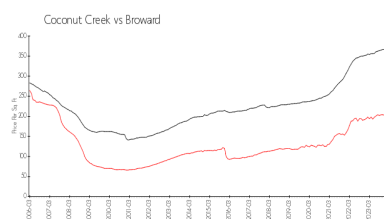
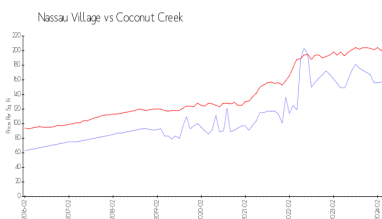
Building Information

| | |
|--|-----|
| 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 |