

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.

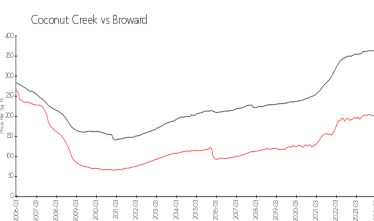
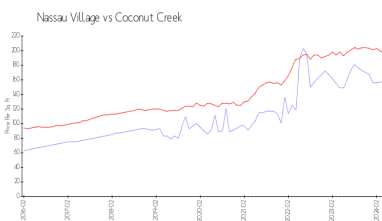
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	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