

# Unit 1601 Abaco Dr # J3 - Abaco Village (A B C F G & H)

1601 Abaco Dr # J3 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10422727
Status:	Active
Size:	1,225 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Other View
List Price:	\$250,000
List PPSF:	\$204
Valuated Price:	\$171,000
Valuated PPSF:	\$140

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:	256
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:	18
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

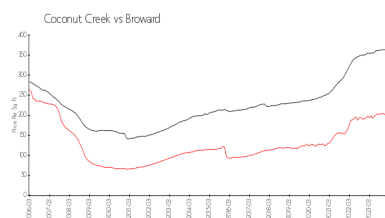
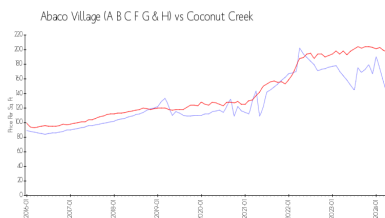
## Building Association Information

Abaco Village Condo Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2620

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J4	1,225 sq ft	Apr 2024	\$150,500	\$123
A2	1,346 sq ft	Jan 2024	\$255,000	\$189
F1	1,275 sq ft	Dec 2023	\$175,000	\$137
B3	1,157 sq ft	Dec 2023	\$235,000	\$203
F3	1,275 sq ft	Dec 2023	\$168,000	\$132

## Market Information



Abaco Village (A B C F G & H):  
 \$139/sq. ft.  
 Coconut Creek:  
 \$197/sq. ft.

Coconut Creek:  
 \$197/sq. ft.  
 Broward:  
 \$348/sq. ft.

## Inventory for Sale

Abaco Village (A B C F G & H)	4%
Coconut Creek	2%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Abaco Village (A B C F G & H)

83 days

Coconut Creek

63 days

Broward

67 days