

# Unit 2614 Nassau Bnd # A1 - Nassau Village

2614 Nassau Bnd # A1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10425769  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View  
 List Price: \$265,000  
 List PPSF: \$253  
 Valuated Price: \$188,000  
 Valuated PPSF: \$168

*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.*

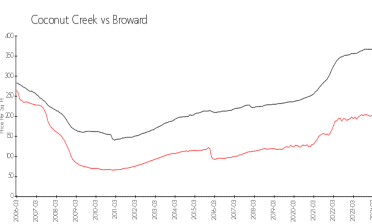
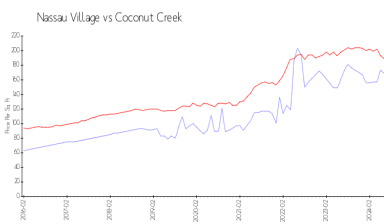
## Building Information

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: 11  
 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
B2	962 sq ft	Jul 2024	\$130,000	\$135
#C1	819 sq ft	May 2024	\$155,000	\$189
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

## Market Information



Nassau Village: \$169/sq. ft.  
 Coconut Creek: \$189/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Nassau Village: 3%  
 Coconut Creek: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Nassau Village: 105 days  
 Coconut Creek: 62 days  
 Broward: 70 days

