

Unit 1604 Abaco Dr # A4 - Abaco Village (A B C F G & H)

1604 Abaco Dr # A4 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10434124
Status:	Active
Size:	1,425 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Pool Area View
List Price:	\$190,000
List PPSF:	\$133
Valuated Price:	\$190,000
Valuated PPSF:	\$141

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:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

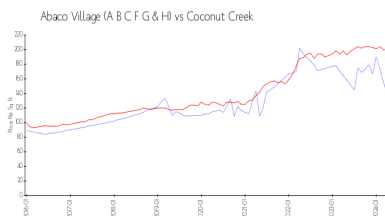
Building Association Information

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

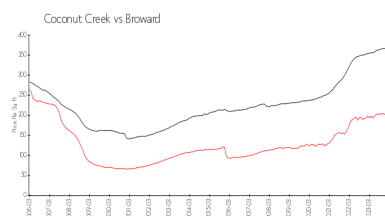
Recent Sales

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):
Coconut Creek: \$199/sq. ft.



Coconut Creek: \$199/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Abaco Village (A B C F G & H)	4%
Coconut Creek	3%



Broward 4%

Avg. Time to Close Over Last 12 Months

Abaco Village (A B C F G & H)	83 days
Coconut Creek	61 days
Broward	67 days