

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

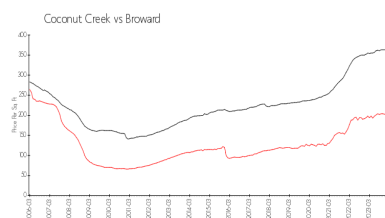
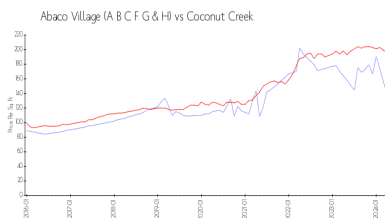
## Building Association Information

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.

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 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