

Unit 1601 Abaco Dr # F2 - Abaco Village (A B C F G & H)

1601 Abaco Dr # F2 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10435732
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Canal
List Price:	\$229,995
List PPSF:	\$180
Valuated Price:	\$160,000
Valuated PPSF:	\$138

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

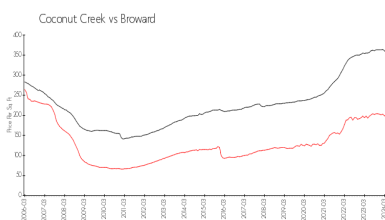
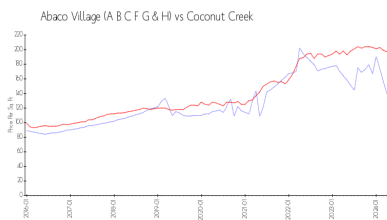
Building Association Information

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