

# Unit 2703 Nassau Bnd # A1 - Nassau Village

2703 Nassau Bnd # A1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10436750
Status:	Active
Size:	1,199 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$264,900
List PPSF:	\$221
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.

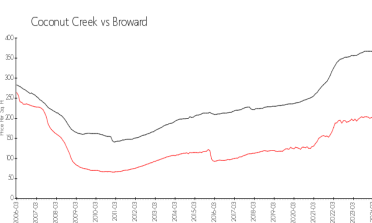
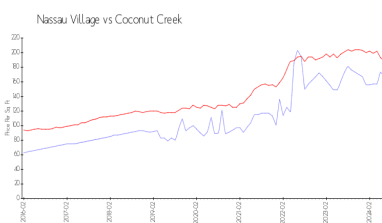
## Building Information

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

