Unit 2612 Nassau Bnd # A2 - Nassau Village

2612 Nassau Bnd # A2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10452381
Status:	Active
Size:	1,119 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Garden View,Other View,Pool Area View
List Price:	$194,900
List PPSF:	$174
Valuated Price:	$186,000
Valuated PPSF:	$166

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.
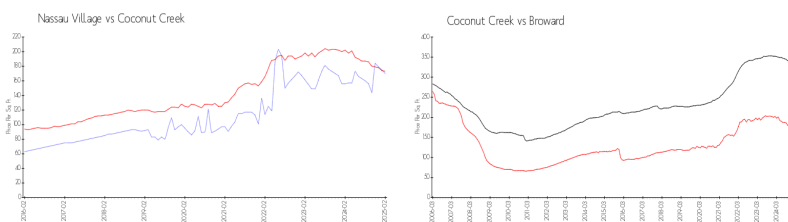

Built in 1976 - 276 units - 2 floors

Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1	938 sq ft	Mar 2025	$157,500	$168
F2	938 sq ft	Nov 2024	$178,000	$190
D2	778 sq ft	Oct 2024	$115,000	$148
F2	932 sq ft	Sep 2024	$151,000	$162
F1	940 sq ft	Aug 2024	$125,000	$133

Market Information

Nassau Village:	$165/sq. ft.		Coconut Creek:	$171/sq. ft.
Coconut Creek:	$171/sq. ft.		Broward:	$324/sq. ft.

Inventory for Sale

Nassau Village	5%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Nassau Village	138 days
Coconut Creek	80 days
Broward	83 days