

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: \$199,900
 List PPSF: \$179
 Valuated Price: \$160,000
 Valuated PPSF: \$143

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.

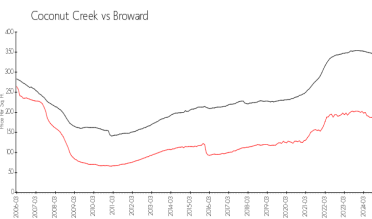
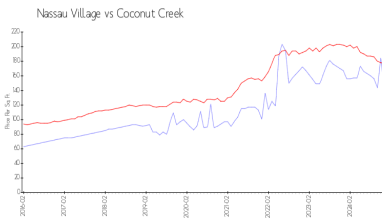
Building Information

Number of units: 276
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
B2	962 sq ft	Jul 2024	\$130,000	\$135

Market Information



Nassau Village: \$142/sq. ft.
 Coconut Creek: \$177/sq. ft.
 Coconut Creek: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Nassau Village: 5%
 Coconut Creek: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Nassau Village: 137 days
 Coconut Creek: 72 days
 Broward: 78 days

