

Unit 1604 Abaco Dr # F4 - Abaco Village (A B C F G & H)

1604 Abaco Dr # F4 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10457091
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Pool Area View
List Price:	\$194,999
List PPSF:	\$153
Valuated Price:	\$173,000
Valuated PPSF:	\$150

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:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

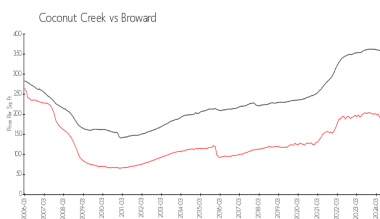
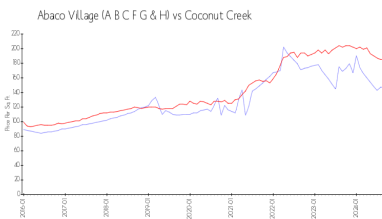
Building Association Information

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
J2	1,350 sq ft	Aug 2024	\$179,000	\$133
K2	1,345 sq ft	Jul 2024	\$205,000	\$152
C1	1,325 sq ft	Jul 2024	\$160,000	\$121
F1	1,275 sq ft	May 2024	\$175,000	\$137
J4	1,225 sq ft	Apr 2024	\$150,500	\$123

Market Information



Abaco Village (A B C F G & H):	\$147/sq. ft.	Coconut Creek:	\$185/sq. ft.
Coconut Creek:	\$185/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Abaco Village (A B C F G & H)	5%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Abaco Village (A B C F G & H)

99 days

Coconut Creek

66 days

Broward

74 days