

Unit 1104 Bahama Bnd # F1 - Bahama Village

1104 Bahama Bnd # F1 - 1101 Bahama Bnd, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10469400
 Status: Active
 Size: 938 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Garden View
 List Price: \$169,000
 List PPSF: \$180
 Valuated Price: \$158,000
 Valuated PPSF: \$164

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: 304
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

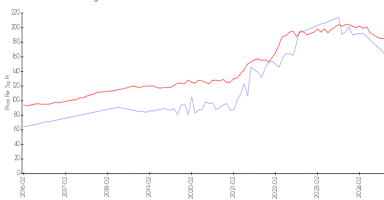
Address 1204 Bahama Bnd
 Coconut Creek, Florida 33066
 Phone +1 954-972-9993

Recent Sales

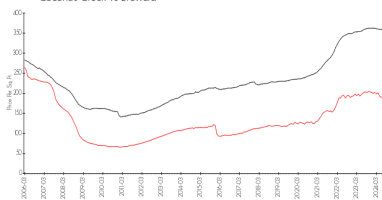
Unit #	Size	Closing Date	Sale Price	PPSF
C2	962 sq ft	Aug 2024	\$128,000	\$133
C1	1,084 sq ft	Mar 2024	\$210,000	\$194
B-1	962 sq ft	Mar 2024	\$158,000	\$164
B1	938 sq ft	Jan 2024	\$150,000	\$160
D1	662 sq ft	Dec 2023	\$98,000	\$148

Market Information

Bahama Village vs Coconut Creek



Coconut Creek vs Broward



Bahama Village: \$165/sq. ft.
 Coconut Creek: \$185/sq. ft.

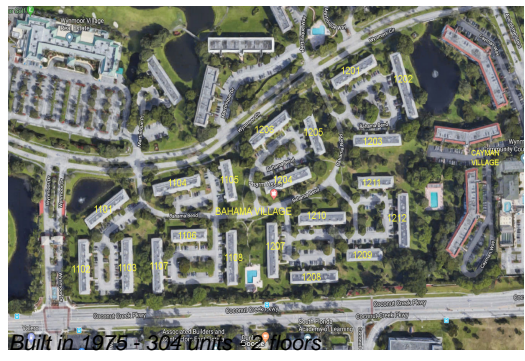
Coconut Creek: \$185/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Bahama Village 4%
 Coconut Creek 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Bahama Village 69 days
 Coconut Creek 66 days
 Broward 74 days



Built in 1975 - 304 units - 2 floors