

Unit 1702 Andros Isle # E1 - Andros Village (A B C D & E)

1702 Andros Isle # E1 - 1701 Andros Isle, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10473975
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Pool Area View
List Price:	\$299,900
List PPSF:	\$222
Valuated Price:	\$201,000
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:	248
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

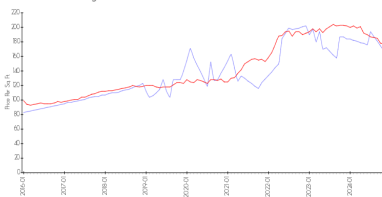
Andros Village
 Condominium Association, Inc.
 Address: 1310 Ave of the Stars,
 Coconut Creek, FL 33066
 Wynmoor Community Council, Inc.
 1310 Avenue of the Stars
 Coconut Creek, Florida 33066
 954-978-2600

Recent Sales

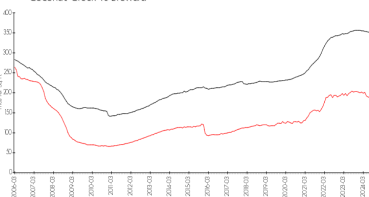
Unit #	Size	Closing Date	Sale Price	PPSF
H1	1,275 sq ft	Nov 2024	\$225,000	\$176
E-3	1,275 sq ft	Aug 2024	\$215,000	\$169
C1	1,225 sq ft	Aug 2024	\$325,000	\$265
O-4		Jul 2024	\$265,000	
O1	1,346 sq ft	Jun 2024	\$232,500	\$173

Market Information

Andros Village (A B C D & E) vs Coconut Creek



Coconut Creek vs Broward



Andros Village (A B C D & E): \$167/sq. ft.

Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.

Broward: \$334/sq. ft.

Inventory for Sale

Andros Village (A B C D & E) 3%



Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Andros Village (A B C D & E)	115 days
Coconut Creek	68 days
Broward	76 days