

# Unit 2614 Nassau Bnd # A1 - Nassau Village

2614 Nassau Bnd # A1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10490471  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$199,500  
 List PPSF: \$190  
 Valuated Price: \$161,000  
 Valuated PPSF: \$144

*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.*

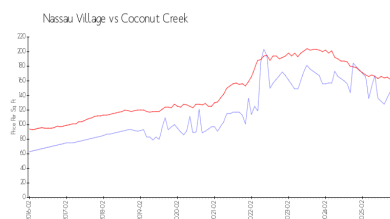
## Building Information

Number of units: 276  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 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: 1

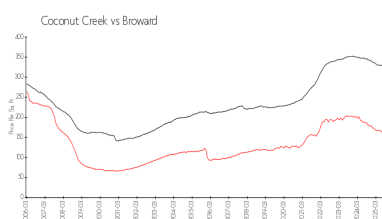
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-1	940 sq ft	Dec 2025	\$120,000	\$128
E1	480 sq ft	Sep 2025	\$63,250	\$132
A1	962 sq ft	Aug 2025	\$90,000	\$94
C1	1,044 sq ft	Jun 2025	\$160,000	\$153
E-2	900 sq ft	May 2025	\$115,000	\$128
F2	940 sq ft	May 2025	\$143,400	\$153

## Market Information



Nassau Village: \$145/sq. ft.  
 Coconut Creek: \$162/sq. ft.



Coconut Creek: \$162/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Nassau Village: 4%  
 Coconut Creek: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Nassau Village: 96 days  
 Coconut Creek: 87 days  
 Broward: 88 days

