

# Unit 2612 Nassau Bnd # D1 - Nassau Village

2612 Nassau Bnd # D1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10522996
Status:	Active
Size:	661 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$87,999
List PPSF:	\$133
Valuated Price:	\$95,000
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.*



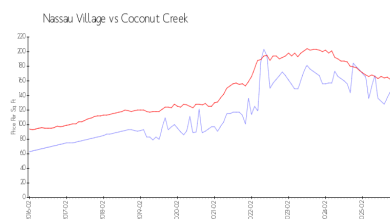
## Building Information

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

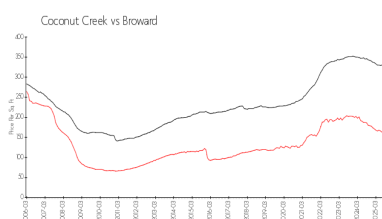
## Recent Sales

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