Unit 2708 Nassau Bnd # A2 - Nassau Village

2708 Nassau Bnd # A2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10534766
Status:	Active
Size:	940 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Golf Cart Parking,Guest Parking
View:	
List Price:	$159,900
List PPSF:	$170
Valuated Price:	$140,000
Valuated PPSF:	$146

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.
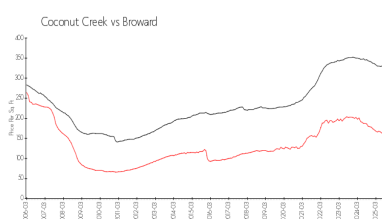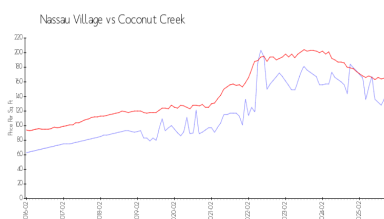
Building Information

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 vs Coconut Creek

Coconut Creek vs Broward

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	86 days
Broward	88 days

Built in 1976 - 276 units - 2 floors