

# Unit 2704 Nassau Bnd # B2 - Nassau Village

2704 Nassau Bnd # B2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: RX-10947334  
 Status: Active  
 Size: 962 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Garden  
 List Price: \$152,000  
 List PPSF: \$158  
 Valuated Price: \$152,000  
 Valuated PPSF: \$158

*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.*

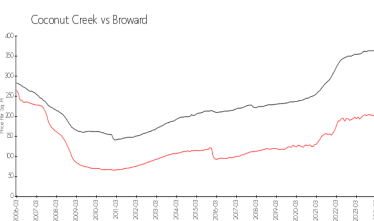
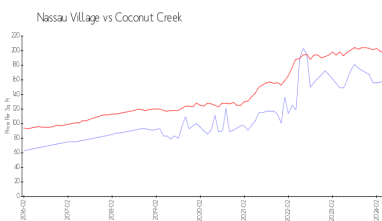
## Building Information

Number of units: 276  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1	938 sq ft	Apr 2024	\$135,000	\$144
D2	661 sq ft	Apr 2024	\$105,000	\$159
B-1		Jan 2024	\$149,000	
G2	962 sq ft	Dec 2023	\$161,000	\$167
E2	819 sq ft	Oct 2023	\$128,000	\$156

## Market Information



Nassau Village: \$157/sq. ft.  
 Coconut Creek: \$197/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

Nassau Village: 3%  
 Coconut Creek: 2%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Nassau Village: 98 days  
 Coconut Creek: 63 days  
 Broward: 67 days

