

# Unit 1601 Abaco Dr # C1 - Abaco Village (A B C F G & H)

1601 Abaco Dr # C1 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | RX-10957786   |
| Status:         | Active        |
| Size:           | 1,325 Sq ft.  |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Deeded, Guest |
| View:           | Garden, Lake  |
| List Price:     | \$169,900     |
| List PPSF:      | \$128         |
| Valuated Price: | \$168,000     |
| Valuated PPSF:  | \$137         |

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:                         | 256 |
| 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: | 18  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 1   |

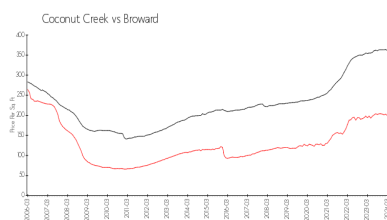
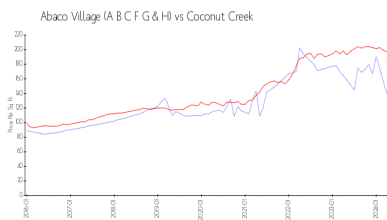
## Building Association Information

Abaco Village Condo Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2620

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| J4     | 1,225 sq ft | Apr 2024     | \$150,500  | \$123 |
| A2     | 1,346 sq ft | Jan 2024     | \$255,000  | \$189 |
| F1     | 1,275 sq ft | Dec 2023     | \$175,000  | \$137 |
| B3     | 1,157 sq ft | Dec 2023     | \$235,000  | \$203 |
| F3     | 1,275 sq ft | Dec 2023     | \$168,000  | \$132 |

## Market Information



Abaco Village (A B C F G & H):  
 \$139/sq. ft.  
 Coconut Creek: \$197/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

|                               |    |
|-------------------------------|----|
| Abaco Village (A B C F G & H) | 4% |
| Coconut Creek                 | 2% |



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Abaco Village (A B C F G & H)

83 days

Coconut Creek

63 days

Broward

67 days