Unit 1202 Bahama Bnd # G2 - Bahama Village

1202 Bahama Bnd # G2 - 1101 Bahama Bnd, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-10995685
Status:	Active
Size:	962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Golf Cart,Guest
View:	Lake
List Price:	$198,900
List PPSF:	$207
Valuated Price:	$172,000
Valuated PPSF:	$179

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

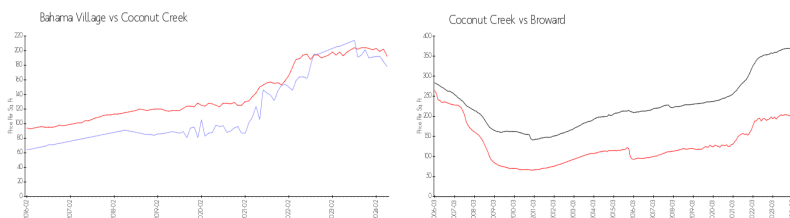|	
Number of units:	304
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Built in 1975 - 304 units - 2 floors.

Building Association Information

Address 1204 Bahama Bnd
Coconut Creek, Florida 33066
Phone +1 954-972-9993

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C1	1,084 sq ft	Mar 2024	$210,000	$194
B-1	962 sq ft	Mar 2024	$158,000	$164
B1	938 sq ft	Jan 2024	$150,000	$160
D1	662 sq ft	Dec 2023	$98,000	$148
C1	938 sq ft	Nov 2023	$192,000	$205

Market Information

Bahama Village vs Coconut Creek

Coconut Creek vs Broward

Bahama Village:	$178/sq. ft.		Coconut Creek:	$192/sq. ft.
Coconut Creek:	$192/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Bahama Village	3%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Bahama Village	58 days
Coconut Creek	62 days
Broward	69 days