

# 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: 9  
 Building inventory for sale: 2%  
 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

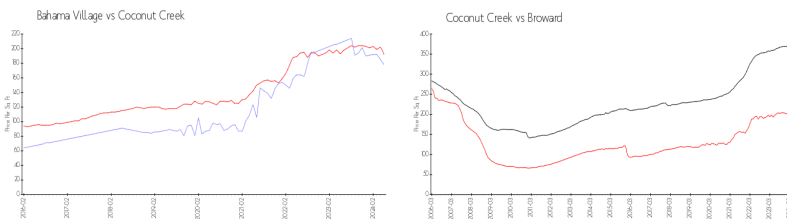
## Building Association Information

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

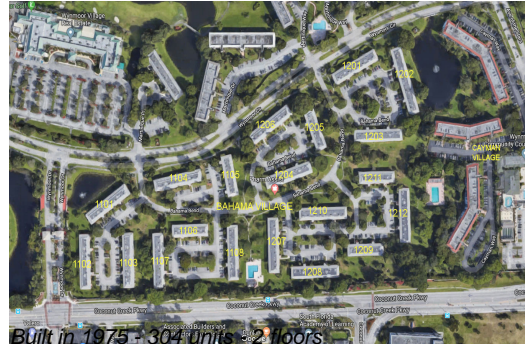


Bahama Village: \$178/sq. ft.  
 Coconut Creek: \$192/sq. ft.  
 Coconut Creek: \$192/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Bahama Village 3%  
 Coconut Creek 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Bahama Village  
Coconut Creek  
Broward

58 days  
62 days  
69 days