

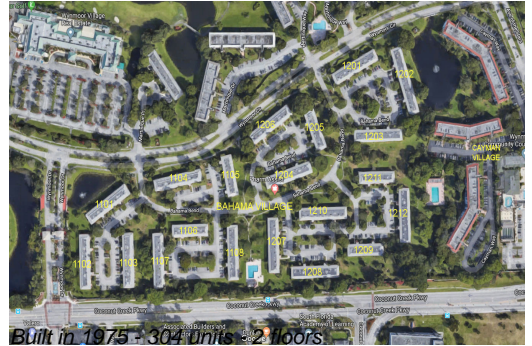
# Unit 1204 Bahama Bnd # D2 - Bahama Village

1204 Bahama Bnd # D2 - 1101 Bahama Bnd, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10995938
Status:	Active
Size:	662 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$115,000
List PPSF:	\$174
Valuated Price:	\$99,000
Valuated PPSF:	\$150

*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:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

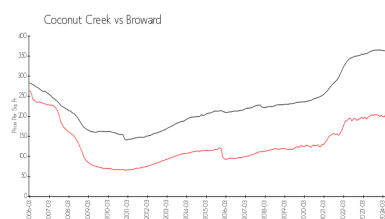
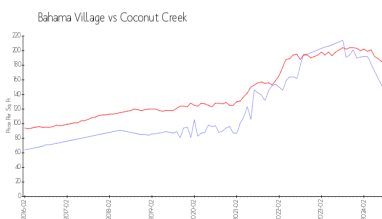
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C2	962 sq ft	Aug 2024	\$128,000	\$133
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

## Market Information



Bahama Village: \$148/sq. ft.  
Coconut Creek: \$184/sq. ft.

Coconut Creek: \$184/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	65 days
Coconut Creek	63 days
Broward	72 days