

Unit 2701 Nassau Bnd # E2 - Nassau Village

2701 Nassau Bnd # E2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11015654
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Garden,Pool,Tennis
List Price:	\$124,900
List PPSF:	\$139
Valuated Price:	\$117,000
Valuated PPSF:	\$143

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.



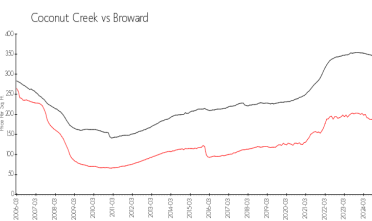
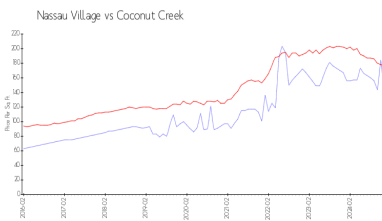
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F2	938 sq ft	Nov 2024	\$178,000	\$190
D2	778 sq ft	Oct 2024	\$115,000	\$148
F2	932 sq ft	Sep 2024	\$151,000	\$162
F1	940 sq ft	Aug 2024	\$125,000	\$133
B2	962 sq ft	Jul 2024	\$130,000	\$135

Market Information



Nassau Village:	\$142/sq. ft.	Coconut Creek:	\$177/sq. ft.
Coconut Creek:	\$177/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Nassau Village	5%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Nassau Village	137 days
Coconut Creek	72 days
Broward	78 days