

Unit 2702 Nassau Bnd # C2 - Nassau Village

2702 Nassau Bnd # C2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11039270
Status:	Active
Size:	761 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Open,Vehicle Restrictions
View:	Garden
List Price:	\$105,000
List PPSF:	\$138
Valuated Price:	\$122,000
Valuated PPSF:	\$184

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.



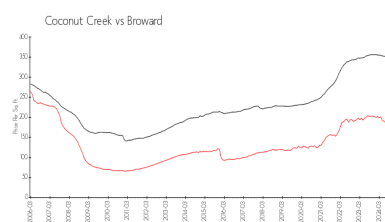
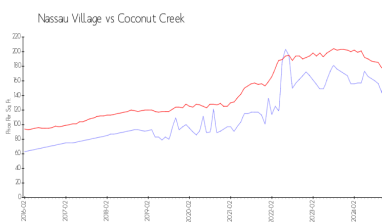
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

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: \$184/sq. ft.
Coconut Creek: \$177/sq. ft.

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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	133 days
Coconut Creek	68 days
Broward	76 days