Unit 2702 Nassau Bnd # C2 - Nassau Village

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

Built in 1976 - 276 units - 2 floors

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.
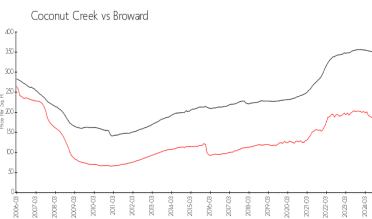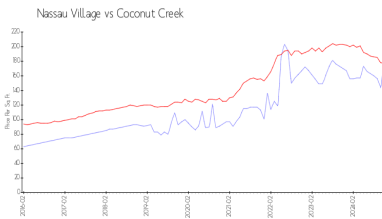
Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	12
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.
Coconut Creek:	$177/sq. ft.		Broward:	$334/sq. ft.

Inventory for Sale

Nassau Village	4%
Coconut Creek	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Nassau Village	133 days
Coconut Creek	68 days
Broward	76 days