

# Unit 1601 Abaco Dr # E3 - Abaco Village (A B C F G & H)

1601 Abaco Dr # E3 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-11069054
Status:	Active Under Contract
Size:	1,267 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$185,000
List PPSF:	\$146
Valuated Price:	\$145,000
Valuated PPSF:	\$125

*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:	256
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

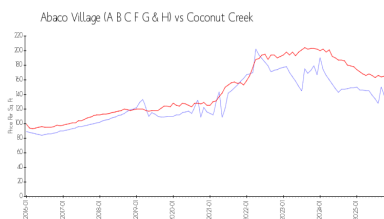
Abaco Village Condo Association  
1310 Avenue Of The Stars  
Coconut Creek, FL 33066  
Phone: (954) 978-2620

<https://>

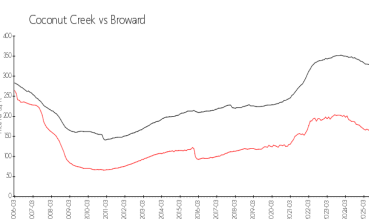
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A3	1,346 sq ft	Oct 2025	\$268,000	\$199
F4	1,375 sq ft	Sep 2025	\$125,000	\$91
D4	1,275 sq ft	Sep 2025	\$214,900	\$169
D4	1,275 sq ft	Sep 2025	\$190,000	\$149
E3	1,225 sq ft	Aug 2025	\$135,000	\$110

## Market Information



Abaco Village (A B C \$125/sq. ft.  
F G & H):  
Coconut Creek: \$162/sq. ft.



Coconut Creek: \$162/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Abaco Village (A B C F G & H)	3%
Coconut Creek	3%



Broward 4%

**Avg. Time to Close Over Last 12 Months**

Abaco Village (A B C F G & H)	115 days
Coconut Creek	86 days
Broward	88 days