

# Unit 2702 Nassau Bnd # B1 - Nassau Village

2702 Nassau Bnd # B1 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | RX-11144829 |
| Status:         | Active      |
| Size:           | 962 Sq ft.  |
| Bedrooms:       | 2           |
| Full Bathrooms: | 2           |
| Half Bathrooms: | 0           |
| Parking Spaces: | Assigned    |
| View:           |             |
| List Price:     | \$150,000   |
| List PPSF:      | \$156       |
| Valuated Price: | \$139,000   |
| Valuated PPSF:  | \$144       |

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.

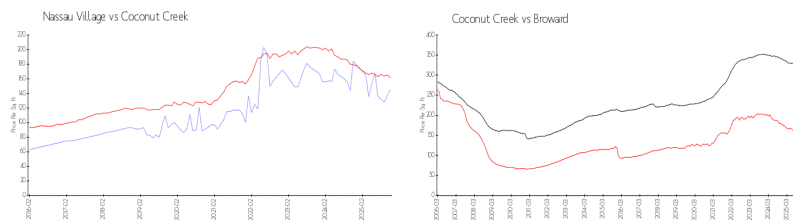
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 276 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| A-1    | 940 sq ft   | Dec 2025     | \$120,000  | \$128 |
| E1     | 480 sq ft   | Sep 2025     | \$63,250   | \$132 |
| A1     | 962 sq ft   | Aug 2025     | \$90,000   | \$94  |
| C1     | 1,044 sq ft | Jun 2025     | \$160,000  | \$153 |
| E-2    | 900 sq ft   | May 2025     | \$115,000  | \$128 |
| F2     | 940 sq ft   | May 2025     | \$143,400  | \$153 |

## Market Information



Nassau Village: \$145/sq. ft.  
Coconut Creek: \$162/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Nassau Village | 4% |
| Coconut Creek  | 3% |
| Broward        | 4% |

## Avg. Time to Close Over Last 12 Months

|                |         |
|----------------|---------|
| Nassau Village | 96 days |
| Coconut Creek  | 87 days |
| Broward        | 88 days |

