# Unit 2703 Nassau Bnd # C2 - Nassau Village

2703 Nassau Bnd # C2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

| | |
|---|---|
| MLS Number: | A11444952 |
| Status: | Active |
| Size: | 962 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | $170,000 |
| List PPSF: | $177 |
| Valuated Price: | $152,000 |
| Valuated PPSF: | $158 |

*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.*
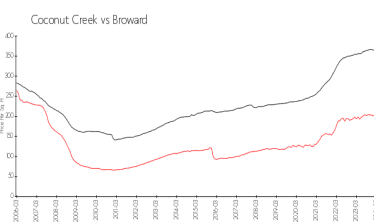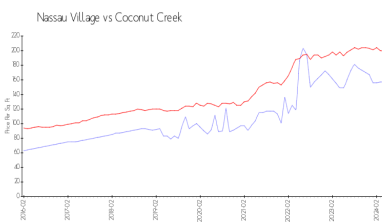
## Building Information

| | |
|---|---|
| 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: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| D2 | 778 sq ft | May 2024 | $124,000 | $159 |
| F1 | 938 sq ft | Apr 2024 | $135,000 | $144 |
| D2 | 661 sq ft | Apr 2024 | $105,000 | $159 |
| B-1 | | Jan 2024 | $149,000 | |
| G2 | 962 sq ft | Dec 2023 | $161,000 | $167 |

## Market Information



Nassau Village vs Coconut Creek



Coconut Creek vs Broward

| | | | | |
|---|---|---|---|---|
| Nassau Village: | $157/sq. ft. | | Coconut Creek: | $199/sq. ft. |
| Coconut Creek: | $199/sq. ft. | | Broward: | $351/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Nassau Village | 104 days |
| Coconut Creek | 62 days |
| Broward | 67 days |





*Built in 1976 - 276 units - 2 floors*