

# Unit 2702 Nassau Bnd # F2 - Nassau Village

2702 Nassau Bnd # F2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10408805
Status:	Active
Size:	932 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$159,000
List PPSF:	\$171
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.*

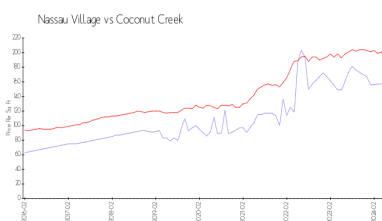
## Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

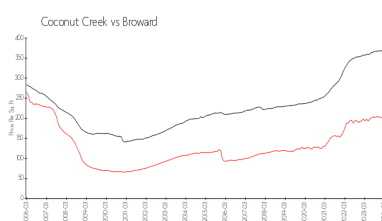
## Recent Sales

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: \$157/sq. ft.  
Coconut Creek: \$190/sq. ft.



Coconut Creek: \$190/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Nassau Village	4%
Coconut Creek	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Nassau Village	104 days
Coconut Creek	62 days
Broward	68 days

