

Unit 2709 Nassau Bnd # F2 - Nassau Village

2709 Nassau Bnd # F2 - 2601 Nassau Bend, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10423695
 Status: Active
 Size: 938 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Lake
 List Price: \$219,000
 List PPSF: \$233
 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.

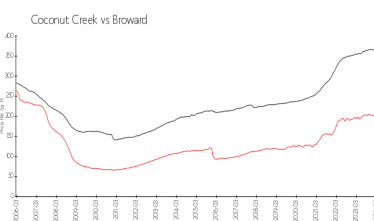
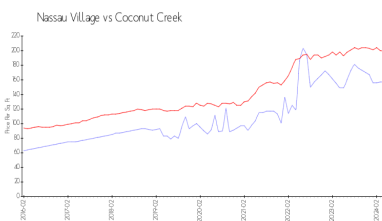
Building Information

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: \$157/sq. ft.
 Coconut Creek: \$199/sq. ft.

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 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: 61 days
 Broward: 67 days

