

Unit 407 - Granada House

407 - 201 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

| | |
|-----------------|----------------------------------------|
| MLS Number: | A11502152 |
| Status: | Active |
| Size: | 1,000 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$389,999 |
| List PPSF: | \$390 |
| Valuated Price: | \$368,000 |
| Valuated PPSF: | \$368 |

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: | 152 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

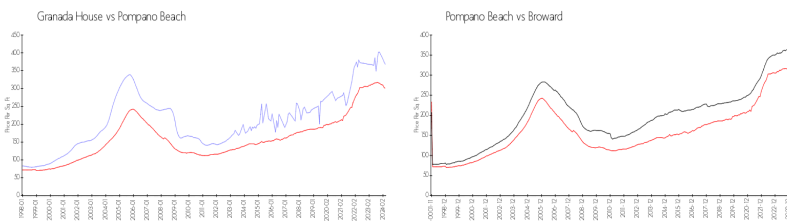
Building Association Information

Granada House Associations Inc
 201 N Ocean Boulevard
 Pompano Beach, FL 33062-5109
 (954) 946-2060
 (954) 785-7507

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1202 | 775 sq ft | Apr 2024 | \$289,000 | \$373 |
| 705 | 775 sq ft | Apr 2024 | \$299,000 | \$386 |
| 611 | 1,000 sq ft | Nov 2023 | \$385,000 | \$385 |
| 707 | 1,000 sq ft | Nov 2023 | \$420,000 | \$420 |
| 107 | 1,000 sq ft | Oct 2023 | \$390,000 | \$390 |
| PH2 | 775 sq ft | Oct 2023 | \$340,000 | \$439 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Granada House: | \$368/sq. ft. | Pompano Beach: | \$300/sq. ft. |
| Pompano Beach: | \$300/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Granada House | 7% |
| Pompano Beach | 3% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Granada House | 60 days |
| Pompano Beach | 72 days |
| Broward | 67 days |