

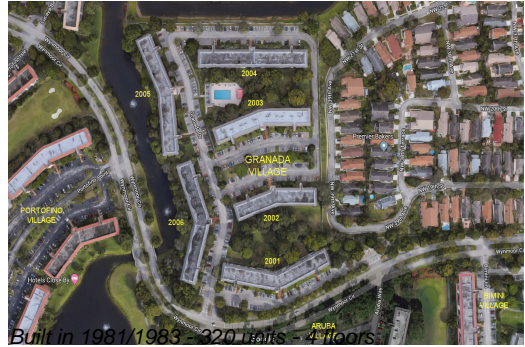
Unit 2006 Granada Dr # J4 - Granada Village (2001 to 2006)

2006 Granada Dr # J4 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11555958
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking
 View:
 List Price: \$329,000
 List PPSF: \$285
 Valuated Price: \$233,000
 Valuated PPSF: \$202

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: 320
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 2

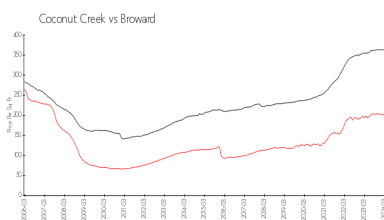
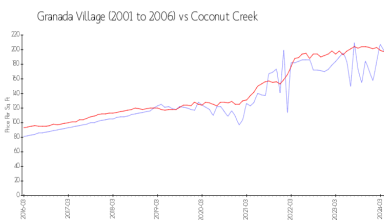
Building Association Information

Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140
C-4		Jan 2024	\$185,000	
K2	1,156 sq ft	Dec 2023	\$165,000	\$143
K2	1,156 sq ft	Dec 2023	\$251,000	\$217
G1	1,161 sq ft	Dec 2023	\$249,900	\$215
O1	1,291 sq ft	Dec 2023	\$270,000	\$209

Market Information



Granada Village (2001 to 2006):	\$198/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006)	3%
Coconut Creek	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	39 days
Coconut Creek	63 days
Broward	67 days