

# Unit 2001 Granada Dr # L1 - Granada Village (2001 to 2006)

2001 Granada Dr # L1 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: A11565635  
 Status: Active  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Golf Cart Parking,Guest Parking  
 View:  
 List Price: \$339,000  
 Valuated Price: \$226,000  
 Valuated PPSF: \$196

*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

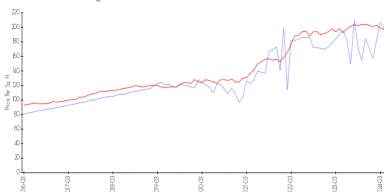
Granada Village Condominium Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2600

## Recent Sales

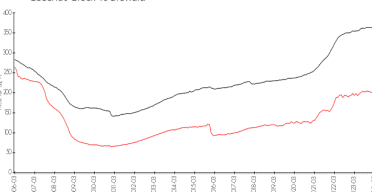
Unit #	Size	Closing Date	Sale Price	PPSF
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140
C-4		Jan 2024	\$185,000	
K2	1,156 sq ft	Dec 2023	\$165,000	\$143
K2	1,156 sq ft	Dec 2023	\$251,000	\$217
G1	1,161 sq ft	Dec 2023	\$249,900	\$215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

## Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



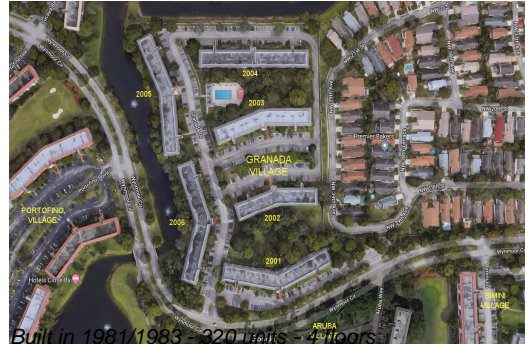
Granada Village (2001 to 2006): \$198/sq. ft.

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