

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: A11586629
 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: \$299,500
 List PPSF: \$259
 Valuated Price: \$169,000
 Valuated PPSF: \$146

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: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

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

Recent Sales

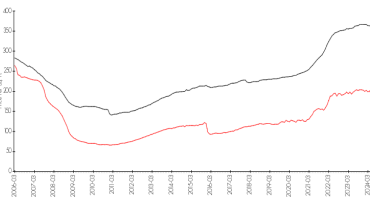
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143
A1	1,306 sq ft	Jun 2024	\$229,000	\$175
F1	1,161 sq ft	Apr 2024	\$165,000	\$142

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



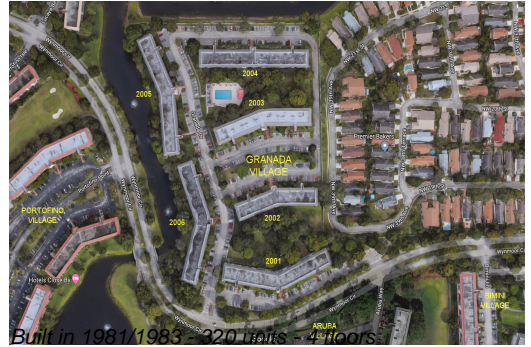
Coconut Creek vs Broward



Granada Village (2001 to 2006): \$144/sq. ft.
 Coconut Creek: \$183/sq. ft.
 Coconut Creek: \$183/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006) 6%



Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	40 days
Coconut Creek	63 days
Broward	72 days