

Unit 2001 Granada Dr # L3 - Granada Village (2001 to 2006)

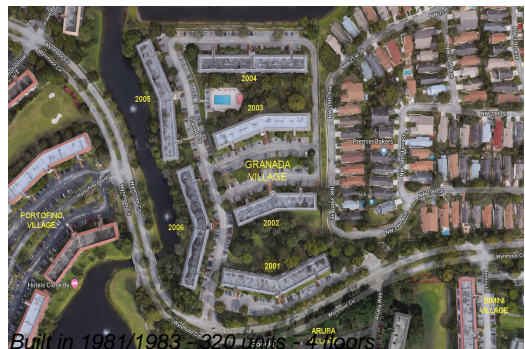
2001 Granada Dr # L3 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: A11610984
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$279,900
 List PPSF: \$242
 Valuated Price: \$209,000
 Valuated PPSF: \$181

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: 17
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

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

Recent Sales

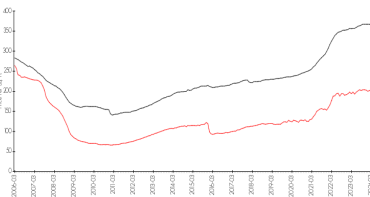
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,306 sq ft	Jun 2024	\$229,000	\$175
F1	1,161 sq ft	Apr 2024	\$165,000	\$142
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



Granada Village (2001 to 2006):	\$180/sq. ft.	Coconut Creek:	\$189/sq. ft.
Coconut Creek:	\$189/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006) 5%

Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	43 days
Coconut Creek	62 days
Broward	70 days