

Unit 2002 Granada Dr # G3 - Granada Village (2001 to 2006)

2002 Granada Dr # G3 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	A11652496
Status:	Active
Size:	742 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$95,000
List PPSF:	\$128
Valuated Price:	\$156,000
Valuated PPSF:	\$210

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:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

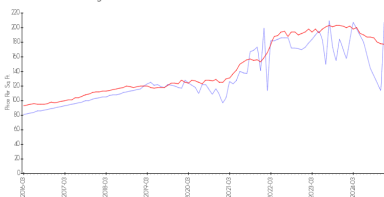
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

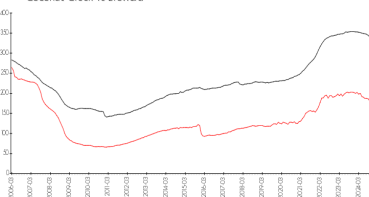
Unit #	Size	Closing Date	Sale Price	PPSF
B1	1,156 sq ft	Jan 2025	\$200,000	\$173
C3	1,156 sq ft	Dec 2024	\$241,000	\$208
H1	1,156 sq ft	Nov 2024	\$130,000	\$112
L3	1,161 sq ft	Sep 2024	\$195,000	\$168
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
H-4	1,250 sq ft	Aug 2024	\$165,000	\$132
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



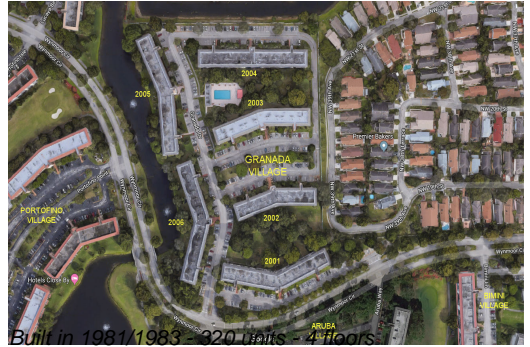
Coconut Creek vs Broward



Granada Village (2001 to 2006):	\$209/sq. ft.	Coconut Creek:	\$177/sq. ft.
Coconut Creek:	\$177/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006)	7%
Coconut Creek	4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)

56 days

Coconut Creek

72 days

Broward

78 days