

# 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: A11690741  
 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: \$338,500  
 Valuated Price: \$182,000  
 Valuated PPSF: \$157

*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: 19  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 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

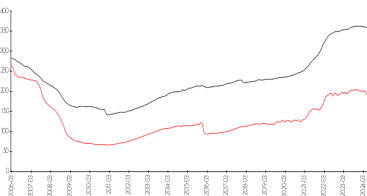
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
H-4	1,250 sq ft	Aug 2024	\$165,000	\$132
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143
A1	1,306 sq ft	Jun 2024	\$229,000	\$175

## Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



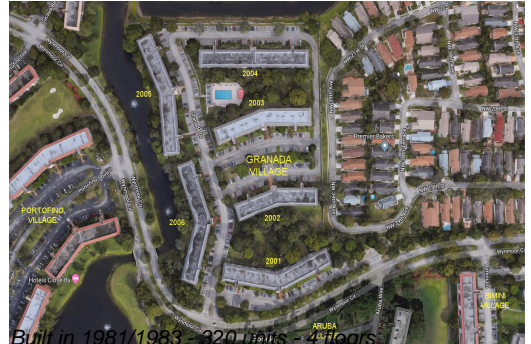
Granada Village (2001 to 2006): \$160/sq. ft.  
 Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Granada Village (2001 to 2006) 6%  
 Coconut Creek 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Granada Village (2001 to 2006)

47 days

Coconut Creek

66 days

Broward

74 days