

# Unit 2004 Granada Dr # H1 - Granada Village (2001 to 2006)

2004 Granada Dr # H1 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11900230                |
| Status:         | Active                   |
| Size:           | 1,156 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$279,000                |
| List PPSF:      | \$241                    |
| Valuated Price: | \$159,000                |
| Valuated PPSF:  | \$138                    |

*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:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 21  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 8   |

## Building Association Information

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

<https://>

## Recent Sales

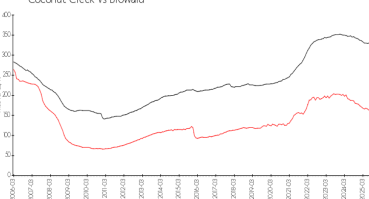
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| O3     | 1,291 sq ft | Dec 2025     | \$134,000  | \$104 |
| J3     | 798 sq ft   | Nov 2025     | \$110,000  | \$138 |
| M3     | 1,291 sq ft | Nov 2025     | \$185,000  | \$143 |
| M1     | 1,307 sq ft | Oct 2025     | \$265,000  | \$203 |
| L1     | 1,161 sq ft | Oct 2025     | \$250,000  | \$215 |
| N4     | 1,161 sq ft | Oct 2025     | \$172,000  | \$148 |
| J3     | 1,161 sq ft | Oct 2025     | \$134,000  | \$115 |

## Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



Granada Village (2001 to 2006):  
\$140/sq. ft.  
Coconut Creek:  
\$162/sq. ft.

Coconut Creek:  
\$162/sq. ft.  
Broward:  
\$311/sq. ft.

## Inventory for Sale



|                                |    |
|--------------------------------|----|
| Granada Village (2001 to 2006) | 3% |
| Coconut Creek                  | 3% |
| Broward                        | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                                |          |
|--------------------------------|----------|
| Granada Village (2001 to 2006) | 103 days |
| Coconut Creek                  | 87 days  |
| Broward                        | 88 days  |