

Unit 2004 Granada Dr # J1 - Granada Village (2001 to 2006)

2004 Granada Dr # J1 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10431530
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking
View:	Garden View, Pool Area View
List Price:	\$300,000
List PPSF:	\$235
Valuated Price:	\$226,000
Valuated PPSF:	\$196

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

Building Association Information

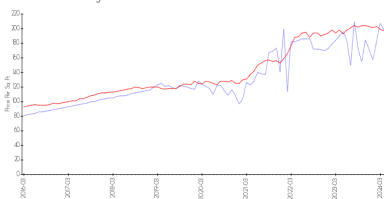
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

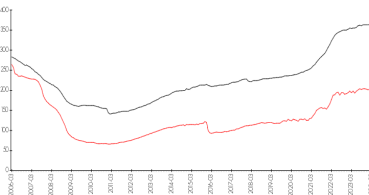
Unit #	Size	Closing Date	Sale Price	PPSF
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140
C-4		Jan 2024	\$185,000	
K2	1,156 sq ft	Dec 2023	\$165,000	\$143
K2	1,156 sq ft	Dec 2023	\$251,000	\$217
G1	1,161 sq ft	Dec 2023	\$249,900	\$215
O1	1,291 sq ft	Dec 2023	\$270,000	\$209

Market Information

Granada Village (2001 to 2006) vs Coconut Creek

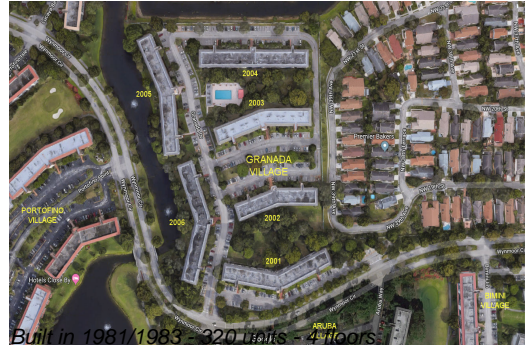


Coconut Creek vs Broward



Granada Village (2001 to 2006):	\$198/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale



Granada Village (2001 to 2006)	3%
Coconut Creek	2%
Broward	3%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	39 days
Coconut Creek	63 days
Broward	67 days