

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:	Temp Off Market
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking
View:	Garden View,Pool Area View
List Price:	\$280,000
List PPSF:	\$215
Valuated Price:	\$176,000
Valuated PPSF:	\$152

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

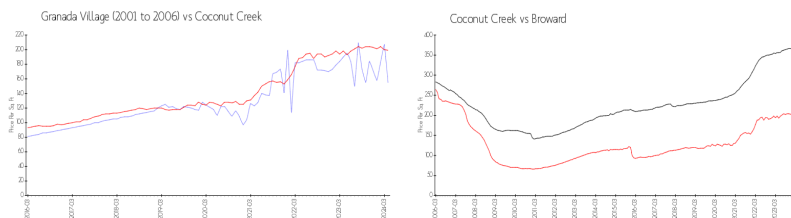
Building Association Information

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
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
C-4		Jan 2024	\$185,000	

Market Information



Granada Village (2001 to 2006):	\$155/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/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)	34 days
Coconut Creek	61 days
Broward	67 days