

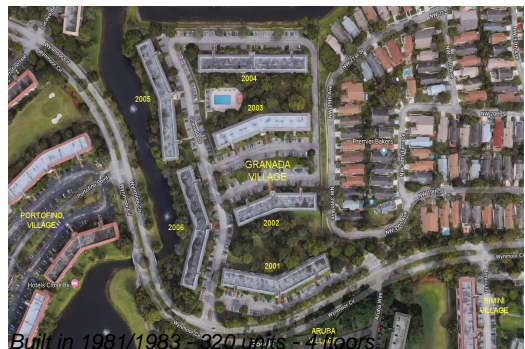
Unit 2005 Granada Dr # J4 - Granada Village (2001 to 2006)

2005 Granada Dr # J4 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10435036
 Status: Active
 Size: 1,325 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Golf Cart Parking
 View: Golf View,Lake,Water View
 List Price: \$405,000
 List PPSF: \$306
 Valuated Price: \$233,000
 Valuated PPSF: \$202

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

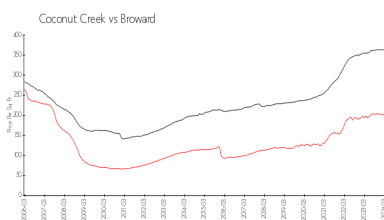
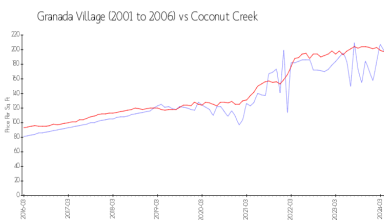
Building Association Information

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): | \$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 |