

Unit 2006 Granada Dr # L3 - Granada Village (2001 to 2006)

2006 Granada Dr # L3 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10436117
 Status: Active
 Size: 1,161 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Garden View,Lake
 List Price: \$248,850
 List PPSF: \$214
 Valuated Price: \$231,000
 Valuated PPSF: \$200

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

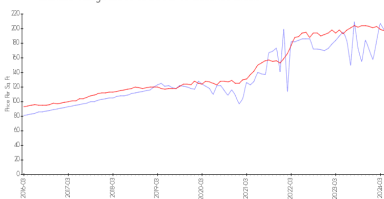
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

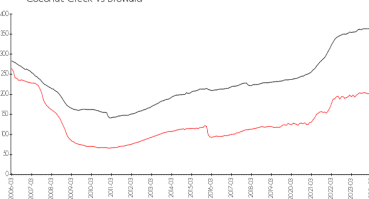
Unit #	Size	Closing Date	Sale Price	PPSF
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140
C-4		Jan 2024	\$185,000	
K2	1,156 sq ft	Dec 2023	\$165,000	\$143
K2	1,156 sq ft	Dec 2023	\$251,000	\$217
G1	1,161 sq ft	Dec 2023	\$249,900	\$215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

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



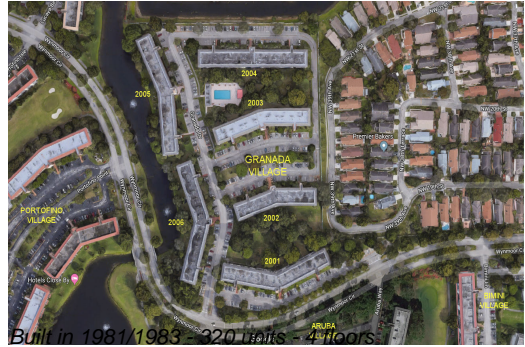
Coconut Creek vs Broward



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