

# Unit 2005 Granada Dr # A1 - Granada Village (2001 to 2006)

2005 Granada Dr # A1 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number: F10450198  
 Status: Active  
 Size: 1,307 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Garden View,Lake  
 List Price: \$164,500  
 List PPSF: \$126  
 Valuated Price: \$229,000  
 Valuated PPSF: \$177

*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: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

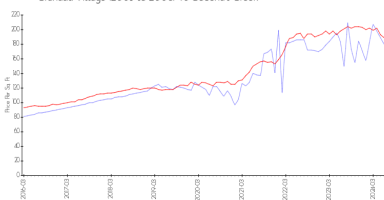
Granada Village Condominium Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2600

## Recent Sales

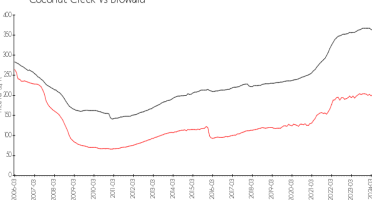
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,306 sq ft	Jun 2024	\$229,000	\$175
F1	1,161 sq ft	Apr 2024	\$165,000	\$142
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140

## Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward

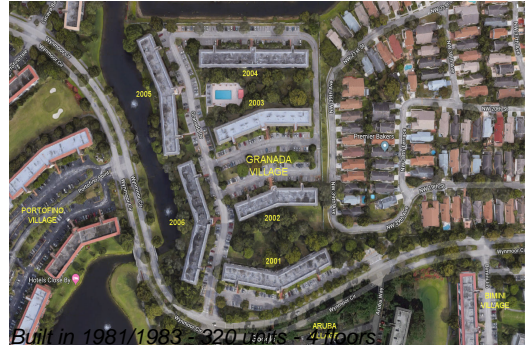


Granada Village (2001 to 2006): \$180/sq. ft.  
 Coconut Creek: \$189/sq. ft.

Coconut Creek: \$189/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Granada Village (2001 to 2006) 5%  
 Coconut Creek 3%



Broward

4%

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

Granada Village (2001 to 2006)	43 days
Coconut Creek	62 days
Broward	70 days