

Unit 2006 Granada Dr # O2 - Granada Village (2001 to 2006)

2006 Granada Dr # O2 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: F10465875
 Status: Active
 Size: 1,307 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Golf Cart Parking, Guest Parking
 View: Lake, Water View
 List Price: \$174,000
 List PPSF: \$133
 Valuated Price: \$147,000
 Valuated PPSF: \$114

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

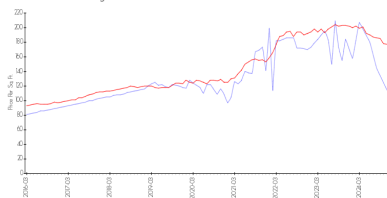
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

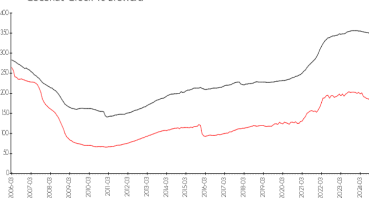
Unit #	Size	Closing Date	Sale Price	PPSF
C3	1,156 sq ft	Dec 2024	\$241,000	\$208
H1	1,156 sq ft	Nov 2024	\$130,000	\$112
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
H-4	1,250 sq ft	Aug 2024	\$165,000	\$132
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



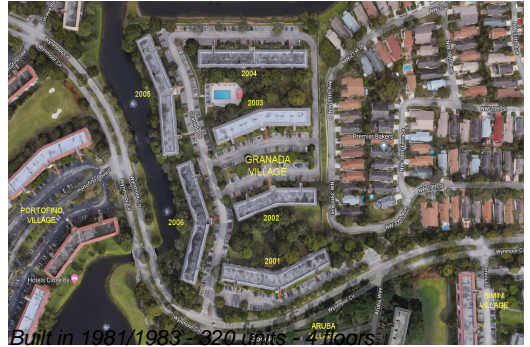
Coconut Creek vs Broward



Granada Village (2001 to 2006):	\$114/sq. ft.	Coconut Creek:	\$177/sq. ft.
Coconut Creek:	\$177/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006) 7%
 Coconut Creek 4%
 Broward 5%



Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	52 days
Coconut Creek	68 days
Broward	76 days