

Unit 204 - Granada House

204 - 201 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number:	RX-10939861
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open,Vehicle Restrictions
View:	Pool
List Price:	\$449,000
List PPSF:	\$408
Valuated Price:	\$378,000
Valuated PPSF:	\$344

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:	152
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

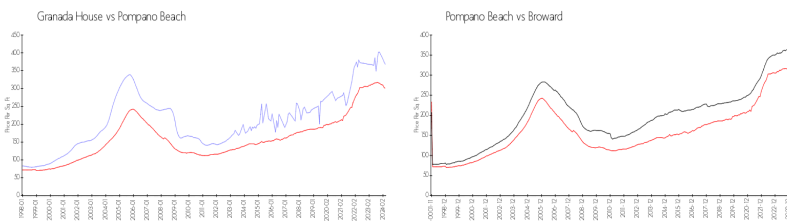
Building Association Information

Granada House Associations Inc
 201 N Ocean Boulevard
 Pompano Beach, FL 33062-5109
 (954) 946-2060
 (954) 785-7507

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	775 sq ft	Apr 2024	\$289,000	\$373
705	775 sq ft	Apr 2024	\$299,000	\$386
611	1,000 sq ft	Nov 2023	\$385,000	\$385
707	1,000 sq ft	Nov 2023	\$420,000	\$420
107	1,000 sq ft	Oct 2023	\$390,000	\$390
PH2	775 sq ft	Oct 2023	\$340,000	\$439

Market Information



Granada House:	\$368/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Granada House	7%
Pompano Beach	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Granada House	60 days
Pompano Beach	72 days
Broward	67 days