

# Unit 302 - Granada House

302 - 201 N Ocean Blvd, Pompano Beach, FL, Broward 33062

## Unit Information

MLS Number: RX-10957041  
 Status: Active  
 Size: 775 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: City, Intracoastal, Ocean, Pool  
 List Price: \$345,000  
 List PPSF: \$445  
 Valuated Price: \$269,000  
 Valuated PPSF: \$347

*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

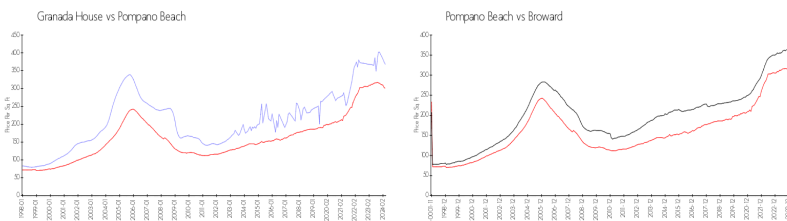
## Building Association Information

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