

Unit 2004 Granada Dr # L2 - Granada Village (2001 to 2006)

2004 Granada Dr # L2 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11001768
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Clubhouse,Golf,Other,Pool,Tennis
List Price:	\$289,000
List PPSF:	\$250
Valuated Price:	\$207,000
Valuated PPSF:	\$179

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

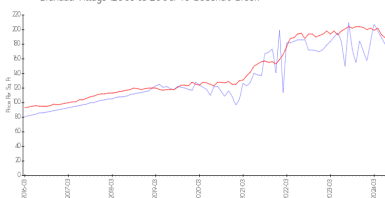
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

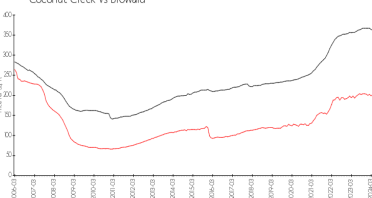
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,306 sq ft	Jun 2024	\$229,000	\$175
F1	1,161 sq ft	Apr 2024	\$165,000	\$142
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward

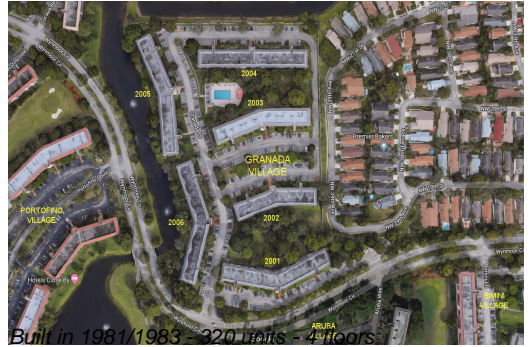


Granada Village (2001 to 2006): \$180/sq. ft.
 Coconut Creek: \$189/sq. ft.

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