

Unit 2004 Granada Dr # L4 - Granada Village (2001 to 2006)

2004 Granada Dr # L4 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	RX-11009676
Status:	Active
Size:	1,325 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Golf Cart,Guest
View:	Garden
List Price:	\$130,000
List PPSF:	\$98
Valuated Price:	\$188,000
Valuated PPSF:	\$163

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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
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

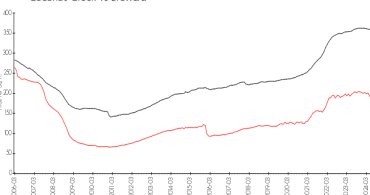
Unit #	Size	Closing Date	Sale Price	PPSF
H1	1,156 sq ft	Nov 2024	\$130,000	\$112
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
H-4	1,250 sq ft	Aug 2024	\$165,000	\$132
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



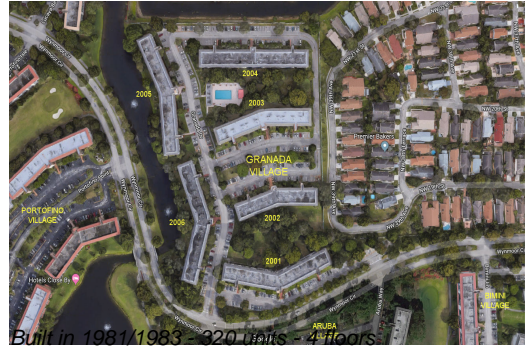
Granada Village (2001 to 2006): \$160/sq. ft.
Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006)	6%
Coconut Creek	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Granada Village (2001 to 2006)	46 days
Coconut Creek	66 days
Broward	75 days