

# Unit 2003 Granada Dr # D3 - Granada Village (2001 to 2006)

2003 Granada Dr # D3 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-11013210
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Pool
List Price:	\$235,000
List PPSF:	\$203
Valuated Price:	\$186,000
Valuated PPSF:	\$161

*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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

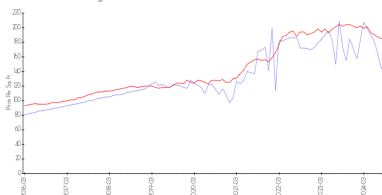
Granada Village Condominium Association  
1310 Avenue Of The Stars  
Coconut Creek, FL 33066  
Phone: (954) 978-2600

## Recent Sales

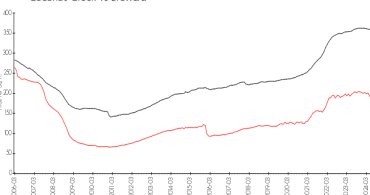
Unit #	Size	Closing Date	Sale Price	PPSF
A1	1,307 sq ft	Aug 2024	\$160,000	\$122
H-4	1,250 sq ft	Aug 2024	\$165,000	\$132
B1	1,325 sq ft	Aug 2024	\$164,000	\$124
A2	1,291 sq ft	Aug 2024	\$185,000	\$143
A1	1,306 sq ft	Jun 2024	\$229,000	\$175

## Market Information

Granada Village (2001 to 2006) vs Coconut Creek



Coconut Creek vs Broward



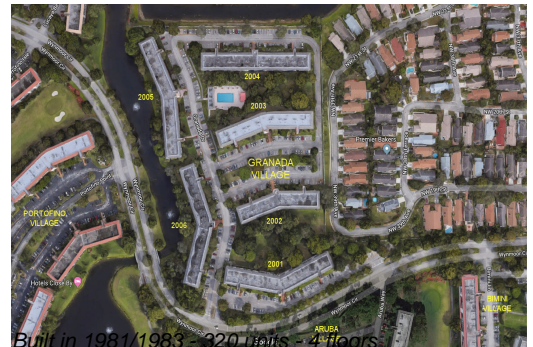
Granada Village (2001 to 2006): \$160/sq. ft.  
Coconut Creek: \$185/sq. ft.

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)	47 days
Coconut Creek	66 days
Broward	74 days