

Unit 2004 Granada Dr # F2 - Granada Village (2001 to 2006)

2004 Granada Dr # F2 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number: RX-11039913
 Status: Active
 Size: 1,156 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$265,000
 List PPSF: \$229
 Valuated Price: \$131,000
 Valuated PPSF: \$113

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

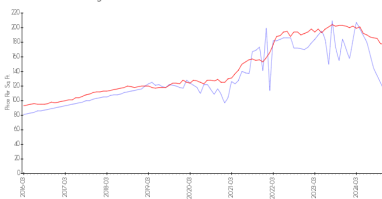
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

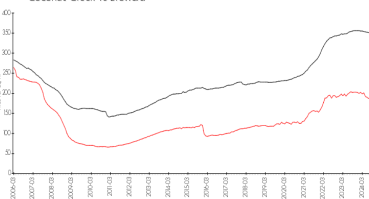
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| C3 | 1,156 sq ft | Dec 2024 | \$241,000 | \$208 |
| H1 | 1,156 sq ft | Nov 2024 | \$130,000 | \$112 |
| A1 | 1,307 sq ft | Aug 2024 | \$160,000 | \$122 |
| H-4 | 1,250 sq ft | Aug 2024 | \$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

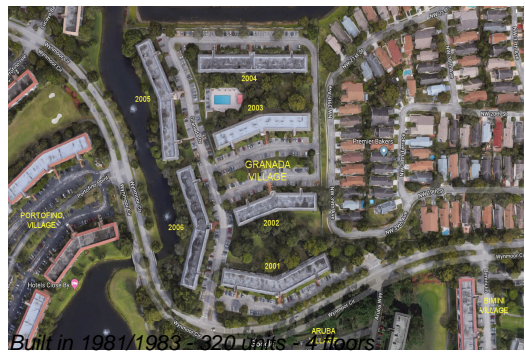


Granada Village (2001 to 2006): \$114/sq. ft.
 Coconut Creek: \$177/sq. ft.

Coconut Creek: \$177/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006) 7%
 Coconut Creek 4%
 Broward 5%



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|---------|
| Granada Village (2001 to 2006) | 52 days |
| Coconut Creek | 68 days |
| Broward | 76 days |