

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

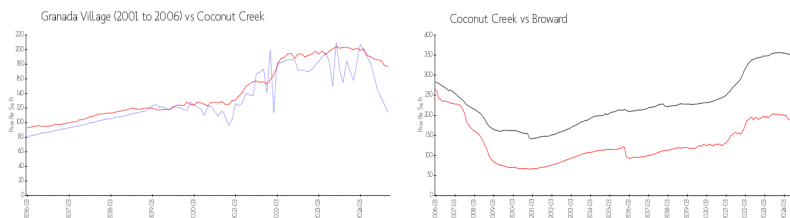
Building Association Information

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

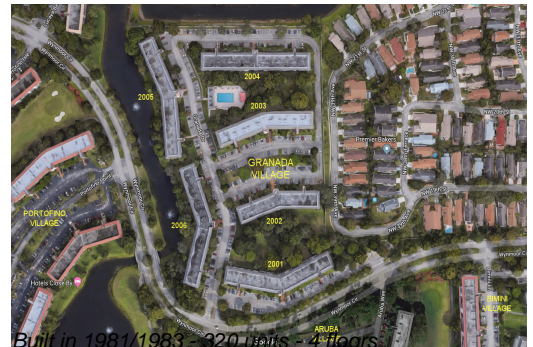
Market Information



Granada Village (2001 to 2006):	\$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