

Unit 2005 Granada Dr # H4 - Granada Village (2001 to 2006)

2005 Granada Dr # H4 - 2001 Granada Dr, Coconut Creek, FL, Broward 33066

Unit Information

MLS Number:	F10436690
Status:	Active
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$195,000
List PPSF:	\$156
Valuated Price:	\$182,000
Valuated PPSF:	\$157

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Building Association Information

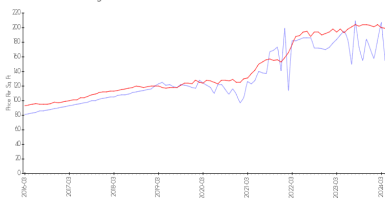
Granada Village Condominium Association
 1310 Avenue Of The Stars
 Coconut Creek, FL 33066
 Phone: (954) 978-2600

Recent Sales

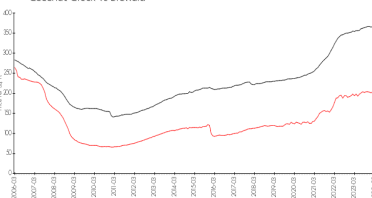
Unit #	Size	Closing Date	Sale Price	PPSF
F1	1,161 sq ft	Apr 2024	\$165,000	\$142
G3	1,161 sq ft	Mar 2024	\$240,000	\$207
E3	1,161 sq ft	Feb 2024	\$260,000	\$224
L1	1,161 sq ft	Feb 2024	\$163,000	\$140
C-4		Jan 2024	\$185,000	

Market Information

Granada Village (2001 to 2006) vs Coconut Creek



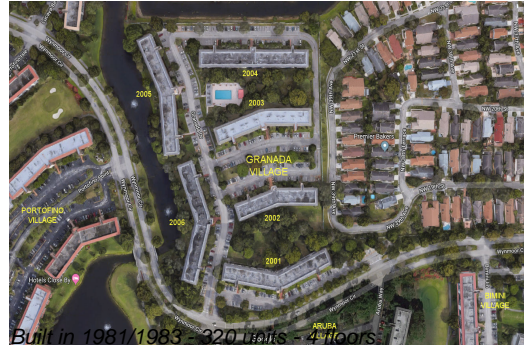
Coconut Creek vs Broward



Granada Village (2001 to 2006):	\$155/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Granada Village (2001 to 2006)	3%
Coconut Creek	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Granada Village (2001 to 2006)	34 days
Coconut Creek	62 days
Broward	67 days