

Unit 703 - Granada House

703 - 201 N Ocean Blvd, Pompano Beach, FL, Broward 33062

Unit Information

MLS Number: RX-10940845
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Ocean, Pool, River
 List Price: \$420,000
 List PPSF: \$420
 Valuated Price: \$361,000
 Valuated PPSF: \$361

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: 152
 Number of active listings for rent: 4
 Number of active listings for sale: 11
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

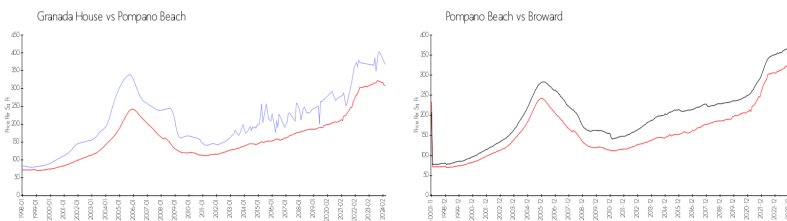
Building Association Information

Granada House Associations Inc
 201 N Ocean Boulevard
 Pompano Beach, FL 33062-5109
 (954) 946-2060
 (954) 785-7507

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1202 | 775 sq ft | Apr 2024 | \$289,000 | \$373 |
| 705 | 775 sq ft | Apr 2024 | \$299,000 | \$386 |
| 611 | 1,000 sq ft | Nov 2023 | \$385,000 | \$385 |
| 707 | 1,000 sq ft | Nov 2023 | \$420,000 | \$420 |
| 107 | 1,000 sq ft | Oct 2023 | \$390,000 | \$390 |
| PH2 | 775 sq ft | Oct 2023 | \$340,000 | \$439 |

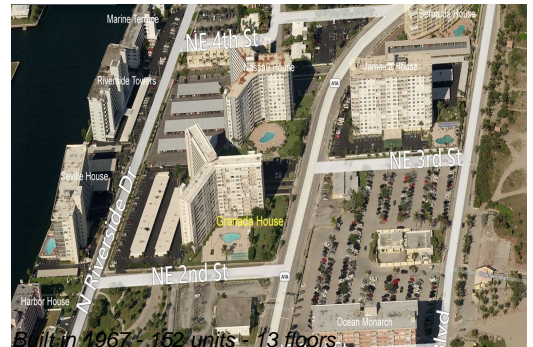
Market Information



Granada House: \$368/sq. ft.
 Pompano Beach: \$308/sq. ft.
 Pompano Beach: \$308/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Granada House: 7%
 Pompano Beach: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Granada House | 60 days |
| Pompano Beach | 73 days |
| Broward | 67 days |