

Unit 7784 Granville Dr # 401 - Granville (Kings Point)

7784 Granville Dr # 401 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11585630 |
| Status: | Active |
| Size: | 1,772 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$320,000 |
| List PPSF: | \$181 |
| Valuated Price: | \$316,000 |
| Valuated PPSF: | \$178 |

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

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|--|-----|
| Number of units: | 484 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 28 |
| Number of sales over the last 6 months: | 16 |
| Number of sales over the last 3 months: | 10 |

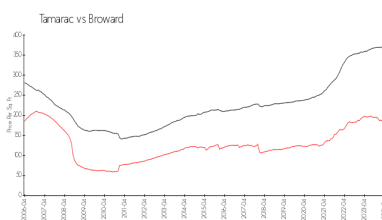
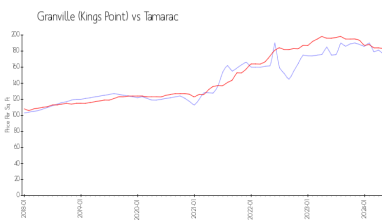
Building Association Information

Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 212 | 1,772 sq ft | Jun 2024 | \$325,000 | \$183 |
| 410 | 1,650 sq ft | Jun 2024 | \$418,500 | \$254 |
| 308 | 1,500 sq ft | May 2024 | \$265,000 | \$177 |
| 107-E | 2,342 sq ft | Apr 2024 | \$415,000 | \$177 |
| 302 | 1,500 sq ft | Apr 2024 | \$265,000 | \$177 |
| 206 | 2,200 sq ft | Apr 2024 | \$340,000 | \$155 |
| 201 | 1,700 sq ft | Apr 2024 | \$340,000 | \$200 |
| 106 | 2,342 sq ft | Apr 2024 | \$385,000 | \$164 |
| 303 | 1,500 sq ft | Apr 2024 | \$278,500 | \$186 |

Market Information



| | | | |
|--------------------------|---------------|----------|---------------|
| Granville (Kings Point): | \$176/sq. ft. | Tamarac: | \$183/sq. ft. |
| Tamarac: | \$183/sq. ft. | Broward: | \$351/sq. ft. |



Inventory for Sale

| | |
|-------------------------|----|
| Granville (Kings Point) | 2% |
| Tamarac | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Granville (Kings Point) | 58 days |
| Tamarac | 58 days |
| Broward | 69 days |