

# Unit 7901 Granville Dr # 412 - Granville (Kings Point)

7901 Granville Dr # 412 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11627449
Status:	Active Under Contract
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$239,900
List PPSF:	\$160
Valuated Price:	\$240,000
Valuated PPSF:	\$160

*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:	484
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

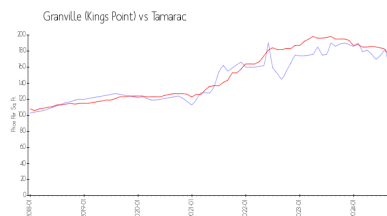
## Building Association Information

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

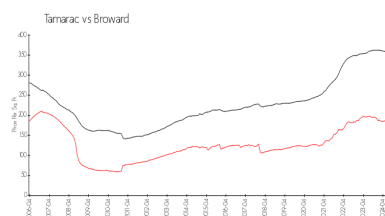
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
112	1,772 sq ft	Sep 2024	\$255,000	\$144
103	1,500 sq ft	Aug 2024	\$265,000	\$177
208	1,500 sq ft	Aug 2024	\$272,500	\$182
406	1,500 sq ft	Jul 2024	\$235,000	\$157
212	1,772 sq ft	Jun 2024	\$325,000	\$183
410	1,650 sq ft	Jun 2024	\$418,500	\$254

## Market Information



Granville (Kings Point): \$157/sq. ft.  
Tamarac: \$173/sq. ft.



Tamarac: \$173/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

Granville (Kings Point)	3%
Tamarac	4%
Broward	4%



### **Avg. Time to Close Over Last 12 Months**

Granville (Kings Point)	58 days
Tamarac	72 days
Broward	75 days