

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

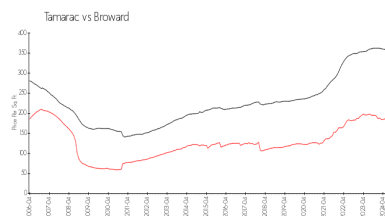
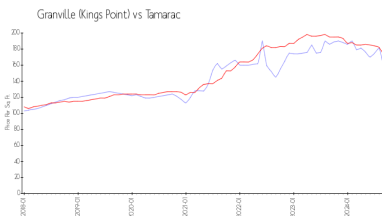
Building Association Information

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