

# Unit 7611 Southampton Ter # 405 - Southampton (A to J)

7611 Southampton Ter # 405 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11634931  
 Status: Active  
 Size: 1,275 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$175,000  
 List PPSF: \$137  
 Valuated Price: \$179,000  
 Valuated PPSF: \$140

*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.*

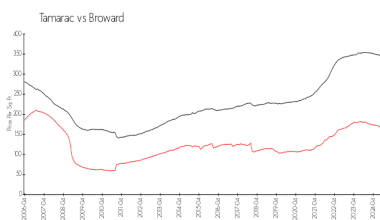
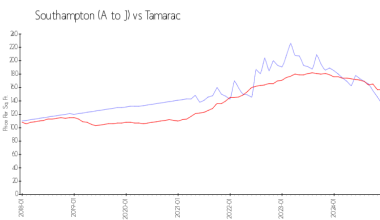
## Building Information

Number of units: 644  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,508 sq ft	Jan 2025	\$240,000	\$159
312	1,275 sq ft	Dec 2024	\$165,000	\$129
415	1,508 sq ft	Dec 2024	\$220,000	\$146
112h	1,275 sq ft	Nov 2024	\$215,000	\$169
413	1,705 sq ft	Nov 2024	\$315,000	\$185
312	1,508 sq ft	Nov 2024	\$310,000	\$206

## Market Information



Southampton (A to J): \$138/sq. ft.  
 Tamarac: \$157/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Southampton (A to J): 4%  
 Tamarac: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Southampton (A to J): 94 days  
 Tamarac: 73 days  
 Broward: 78 days

