

# Unit 7739 Southampton Ter # 415 - Southampton (A to J)

7739 Southampton Ter # 415 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11689851  
 Status: Active  
 Size: 1,508 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$299,900  
 List PPSF: \$199  
 Valuated Price: \$245,000  
 Valuated PPSF: \$162

*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.*

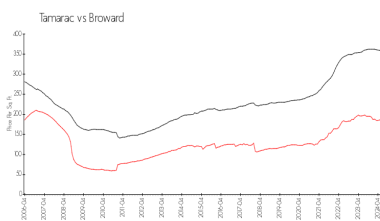
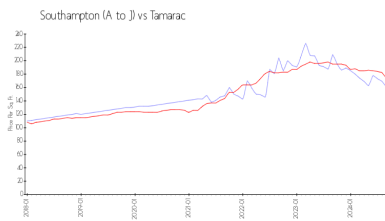
## Building Information

Number of units: 644  
 Number of active listings for rent: 0  
 Number of active listings for sale: 22  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
211	1,508 sq ft	Sep 2024	\$239,000	\$158
310	1,275 sq ft	Sep 2024	\$199,990	\$157

## Market Information



Southampton (A to J):	\$160/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Southampton (A to J) 3%  
 Tamarac 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Southampton (A to J) 83 days  
 Tamarac 72 days  
 Broward 74 days

