

# Unit 7647 Southampton Ter # 304 - Southampton (A to J)

7647 Southampton Ter # 304 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11982982                              |
| Status:         | Active                                 |
| Size:           | 1,444 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$265,000                              |
| List PPSF:      | \$184                                  |
| Valuated Price: | \$209,000                              |
| Valuated PPSF:  | \$145                                  |

*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.*

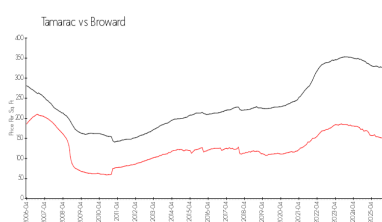
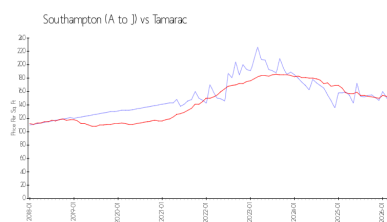
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 644 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 28  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 53  |
| Number of sales over the last 6 months:  | 25  |
| Number of sales over the last 3 months:  | 13  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 311    | 1,275 sq ft | Mar 2026     | \$190,000  | \$149 |
| 112    | 1,275 sq ft | Mar 2026     | \$195,000  | \$153 |
| 411    | 1,275 sq ft | Mar 2026     | \$160,000  | \$125 |
| 314    | 1,175 sq ft | Mar 2026     | \$163,500  | \$139 |
| 411    | 1,508 sq ft | Mar 2026     | \$216,900  | \$144 |
| 403    | 1,444 sq ft | Mar 2026     | \$245,000  | \$170 |
| 411    | 1,508 sq ft | Mar 2026     | \$216,900  | \$144 |
| 205    | 1,647 sq ft | Mar 2026     | \$220,000  | \$134 |
| 205    | 1,647 sq ft | Mar 2026     | \$220,000  | \$134 |
| 202    | 1,508 sq ft | Mar 2026     | \$205,000  | \$136 |

## Market Information



|                       |               |          |               |
|-----------------------|---------------|----------|---------------|
| Southampton (A to J): | \$144/sq. ft. | Tamarac: | \$150/sq. ft. |
| Tamarac:              | \$150/sq. ft. | Broward: | \$306/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Southampton (A to J) | 4% |
| Tamarac              | 5% |
| Broward              | 6% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Southampton (A to J) | 73 days |
| Tamarac              | 92 days |
| Broward              | 89 days |

