

# Unit 7763 Southampton Ter # 309 - Southampton (A to J)

7763 Southampton Ter # 309 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: B26000855  
 Status: Active  
 Size: 1,513 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Lake, Garden, Water  
 List Price: \$284,000  
 List PPSF: \$188  
 Valuated Price: \$219,000  
 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.*

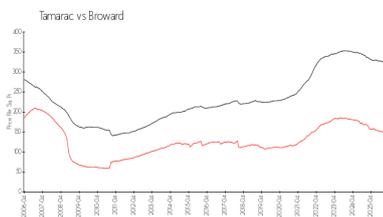
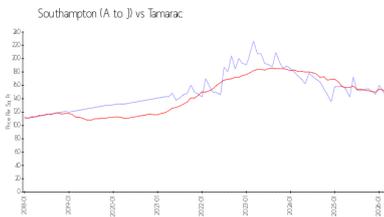
## Building Information

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
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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

