

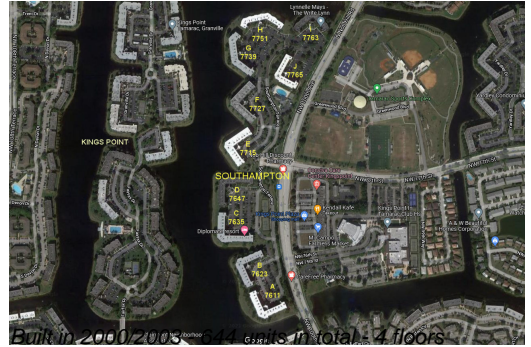
Unit 7763 Southampton Ter # 205 - Southampton (A to J)

7763 Southampton Ter # 205 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10388481
 Status: Active
 Size: 1,275 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking
 View: Lake,Water View
 List Price: \$233,900
 List PPSF: \$183
 Valuated Price: \$218,000
 Valuated PPSF: \$171

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.



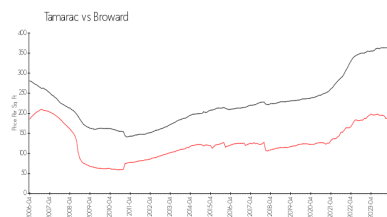
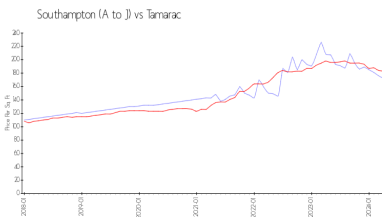
Building Information

Number of units: 644
 Number of active listings for rent: 0
 Number of active listings for sale: 18
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,508 sq ft	Apr 2024	\$325,000	\$216
305	1,444 sq ft	Mar 2024	\$2,375,000	\$1,645
107	1,444 sq ft	Feb 2024	\$300,000	\$208
312	1,508 sq ft	Feb 2024	\$310,000	\$206
210	2,258 sq ft	Dec 2023	\$425,000	\$188

Market Information



Southampton (A to J):	\$172/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Southampton (A to J) 53 days
 Tamarac 55 days
 Broward 67 days