

# Unit 7741 Granville Dr # 209 - Granville (Kings Point)

7741 Granville Dr # 209 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10434316
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$240,000
List PPSF:	\$160
Valuated Price:	\$270,000
Valuated PPSF:	\$180

*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:	484
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

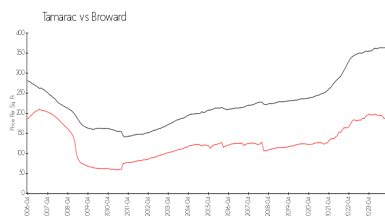
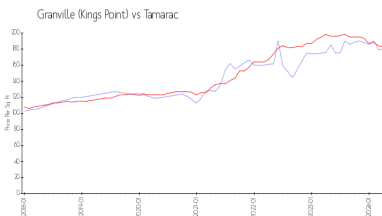
## Building Association Information

Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,500 sq ft	Apr 2024	\$265,000	\$177
206	2,200 sq ft	Apr 2024	\$340,000	\$155
201	1,700 sq ft	Apr 2024	\$340,000	\$200
106	2,342 sq ft	Apr 2024	\$385,000	\$164
303	1,500 sq ft	Apr 2024	\$278,500	\$186

## Market Information



Granville (Kings Point):	\$181/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Granville (Kings Point)	2%
Tamarac	3%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Granville (Kings Point)

59 days

Tamarac

55 days

Broward

67 days