

Unit 7583 Granville Dr # 406 - Granville (Kings Point)

7583 Granville Dr # 406 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10443551
Status:	Active Under Contract
Size:	2,342 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$426,000
List PPSF:	\$182
Valuated Price:	\$445,000
Valuated PPSF:	\$190

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:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	3

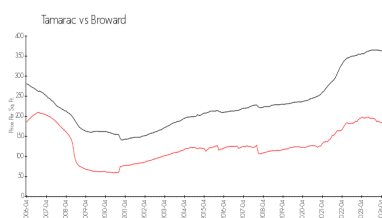
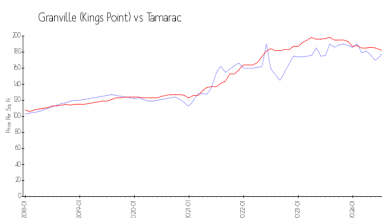
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
112	1,772 sq ft	Sep 2024	\$255,000	\$144
103	1,500 sq ft	Aug 2024	\$265,000	\$177
208	1,500 sq ft	Aug 2024	\$272,500	\$182
212	1,772 sq ft	Jun 2024	\$325,000	\$183
410	1,650 sq ft	Jun 2024	\$418,500	\$254

Market Information



Granville (Kings Point):	\$187/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$352/sq. ft.

Inventory for Sale

Granville (Kings Point)	2%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Granville (Kings Point)	54 days
Tamarac	66 days
Broward	72 days