

# Unit 7611 Southampton Ter # 107 - Southampton (A to J)

7611 Southampton Ter # 107 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10444735
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$325,000
List PPSF:	\$255
Valuated Price:	\$205,000
Valuated PPSF:	\$161

*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.*

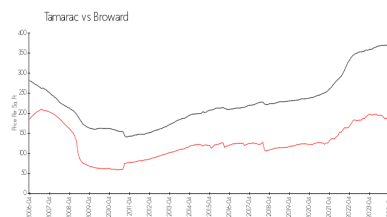
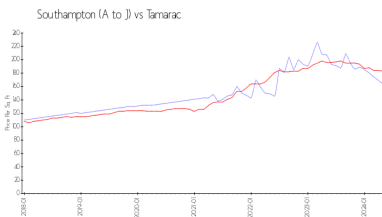
## Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,275 sq ft	Jun 2024	\$230,000	\$180
304	1,444 sq ft	Jun 2024	\$230,000	\$159
212	1,508 sq ft	May 2024	\$250,000	\$166
311	1,257 sq ft	May 2024	\$218,000	\$173
104	1,444 sq ft	May 2024	\$240,000	\$166
415	1,257 sq ft	May 2024	\$190,000	\$151

## Market Information



Southampton (A to J):	\$163/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Southampton (A to J)	3%
Tamarac	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Southampton (A to J)	62 days
Tamarac	59 days
Broward	69 days

