

# 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:	\$299,000
List PPSF:	\$235
Valuated Price:	\$220,000
Valuated PPSF:	\$173

*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.*

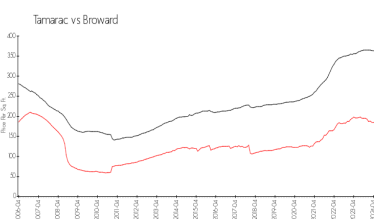
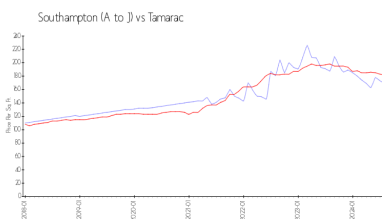
## Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	2%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,275 sq ft	Sep 2024	\$199,990	\$157
101	1,400 sq ft	Aug 2024	\$270,000	\$193
415	1,508 sq ft	Aug 2024	\$270,000	\$179
215	1,508 sq ft	Aug 2024	\$230,000	\$153
211	1,705 sq ft	Jun 2024	\$330,000	\$194
206	1,275 sq ft	Jun 2024	\$230,000	\$180
304	1,444 sq ft	Jun 2024	\$230,000	\$159

## Market Information



Southampton (A to J):	\$175/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Southampton (A to J)	2%
Tamarac	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Southampton (A to J)	66 days
Tamarac	66 days
Broward	72 days

