

Unit 7570 Granville Dr # 312 - Granville (Kings Point)

7570 Granville Dr # 312 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10450608 |
| Status: | Active |
| Size: | 1,700 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Canal |
| List Price: | \$300,000 |
| List PPSF: | \$176 |
| Valuated Price: | \$323,000 |
| Valuated PPSF: | \$182 |

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: | 12 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 2 |

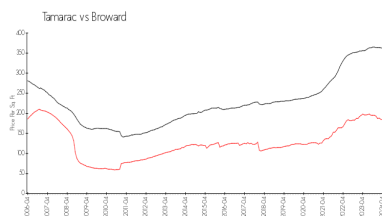
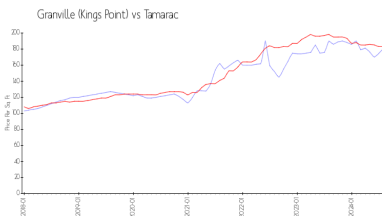
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |
| 308 | 1,500 sq ft | May 2024 | \$265,000 | \$177 |

Market Information



| | | | |
|--------------------------|---------------|----------|---------------|
| Granville (Kings Point): | \$181/sq. ft. | Tamarac: | \$183/sq. ft. |
| Tamarac: | \$183/sq. ft. | Broward: | \$345/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Granville (Kings Point) | 2% |
| Tamarac | 3% |



Broward

4%

Avg. Time to Close Over Last 12 Months

Granville (Kings Point)

56 days

Tamarac

64 days

Broward

72 days