

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:	\$281,000
Valuated PPSF:	\$159

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:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

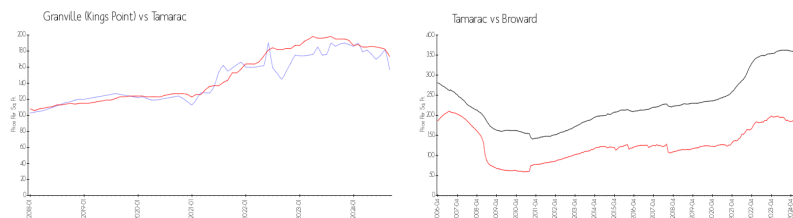
Building Association Information

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
406	1,500 sq ft	Jul 2024	\$235,000	\$157
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):	\$157/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$340/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Granville (Kings Point)	56 days
Tamarac	70 days
Broward	74 days