

Unit 7755 Granville Dr # 304 - Granville (Kings Point)

7755 Granville Dr # 304 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10465197
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$239,000
List PPSF:	\$159
Valuated Price:	\$244,000
Valuated PPSF:	\$163

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:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

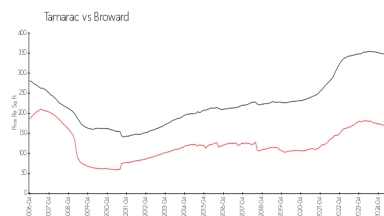
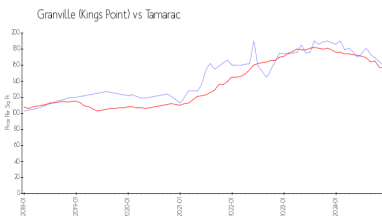
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	1,500 sq ft	Jan 2025	\$230,000	\$153
311-E	1,500 sq ft	Dec 2024	\$225,000	\$150
306	1,865 sq ft	Dec 2024	\$319,500	\$171
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

Market Information



Granville (Kings Point):	\$162/sq. ft.	Tamarac:	\$157/sq. ft.
Tamarac:	\$157/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Granville (Kings Point)	3%
Tamarac	4%
Broward	5%



Avg. Time to Close Over Last 12 Months

Granville (Kings Point)	55 days
Tamarac	74 days
Broward	78 days