

Unit 7623 Southampton Ter # 309 - Southampton (A to J)

7623 Southampton Ter # 309 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10471011
Status:	Pending
Size:	2,258 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Water View
List Price:	\$355,555
List PPSF:	\$157
Valuated Price:	\$314,000
Valuated PPSF:	\$139

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.

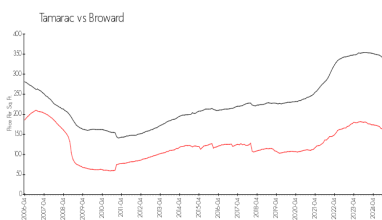
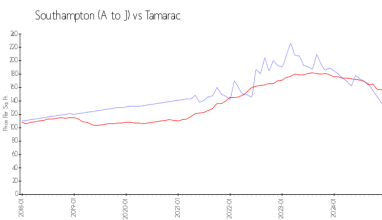
Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	4%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,508 sq ft	Jan 2025	\$240,000	\$159
312	1,275 sq ft	Dec 2024	\$165,000	\$129
415	1,508 sq ft	Dec 2024	\$220,000	\$146
112h	1,275 sq ft	Nov 2024	\$215,000	\$169
413	1,705 sq ft	Nov 2024	\$315,000	\$185
312	1,508 sq ft	Nov 2024	\$310,000	\$206

Market Information



Southampton (A to J):	\$138/sq. ft.	Tamarac:	\$157/sq. ft.
Tamarac:	\$157/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Southampton (A to J)	4%
Tamarac	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Southampton (A to J)	94 days
Tamarac	74 days
Broward	78 days

