

# Unit 7611 Southampton Ter # 211 - Southampton (A to J)

7611 Southampton Ter # 211 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10486954    |
| Status:         | Active       |
| Size:           | 1,508 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$239,000    |
| List PPSF:      | \$158        |
| Valuated Price: | \$227,000    |
| Valuated PPSF:  | \$151        |

*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.*

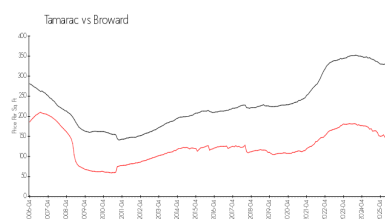
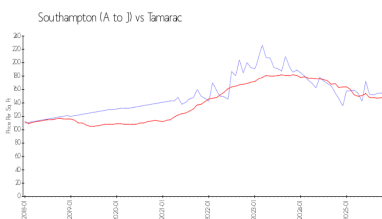
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 644 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 22  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 39  |
| Number of sales over the last 6 months:  | 25  |
| Number of sales over the last 3 months:  | 10  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 115    | 1,986 sq ft | Dec 2025     | \$275,000  | \$138 |
| 210    | 1,275 sq ft | Dec 2025     | \$210,000  | \$165 |
| 105    | 1,275 sq ft | Dec 2025     | \$200,000  | \$157 |
| 213    | 1,275 sq ft | Dec 2025     | \$170,000  | \$133 |
| 110    | 1,513 sq ft | Nov 2025     | \$270,000  | \$178 |
| 211    | 1,705 sq ft | Nov 2025     | \$295,000  | \$173 |

## Market Information



Southampton (A to J): \$151/sq. ft.

Tamarac: \$146/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                      |    |
|----------------------|----|
| Southampton (A to J) | 3% |
| Tamarac              | 3% |
| Broward              | 4% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Southampton (A to J) | 93 days |
| Tamarac              | 87 days |
| Broward              | 87 days |

