

# Unit 7647 Southampton Ter # 314 - Southampton (A to J)

7647 Southampton Ter # 314 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10540690
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$179,900
List PPSF:	\$153
Valuated Price:	\$167,000
Valuated PPSF:	\$152

*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.*

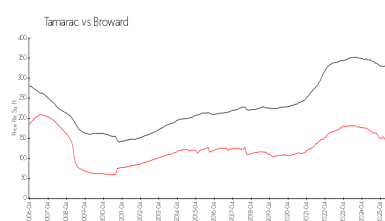
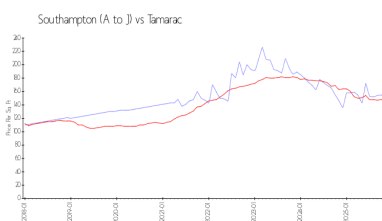
## Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	39
Number of sales over the last 6 months:	23
Number of sales over the last 3 months:	9

## 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)	91 days
Tamarac	88 days
Broward	88 days

