

Unit 7611 Southampton Ter # 407 - Southampton (A to J)

7611 Southampton Ter # 407 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10553941
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Canal
List Price:	\$239,000
List PPSF:	\$187
Valuated Price:	\$186,000
Valuated PPSF:	\$146

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.

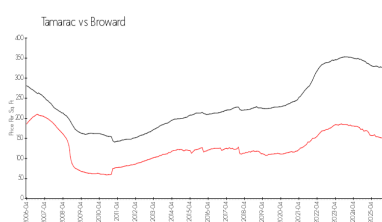
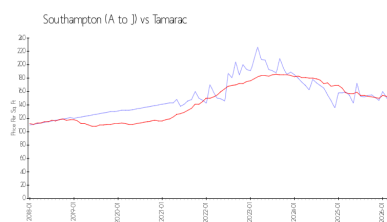
Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	4%
Number of sales over the last 12 months:	53
Number of sales over the last 6 months:	25
Number of sales over the last 3 months:	13

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,275 sq ft	Mar 2026	\$190,000	\$149
112	1,275 sq ft	Mar 2026	\$195,000	\$153
411	1,275 sq ft	Mar 2026	\$160,000	\$125
314	1,175 sq ft	Mar 2026	\$163,500	\$139
411	1,508 sq ft	Mar 2026	\$216,900	\$144
403	1,444 sq ft	Mar 2026	\$245,000	\$170
411	1,508 sq ft	Mar 2026	\$216,900	\$144
205	1,647 sq ft	Mar 2026	\$220,000	\$134
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202	1,508 sq ft	Mar 2026	\$205,000	\$136

Market Information



Southampton (A to J):	\$144/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Southampton (A to J)	4%
Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

Southampton (A to J)	73 days
Tamarac	92 days
Broward	89 days

