

# Unit 7611 Southampton Ter # 301 - Southampton (A to J)

7611 Southampton Ter # 301 - 7765 Southampton Ter, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	RX-10906026
Status:	Active
Size:	1,742 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Lake
List Price:	\$289,000
List PPSF:	\$166
Valuated Price:	\$300,000
Valuated PPSF:	\$172

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.

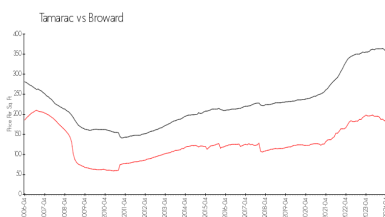
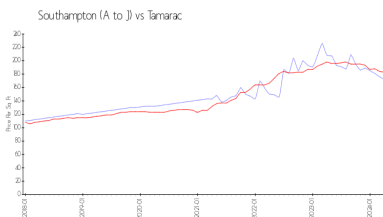
## Building Information

Number of units:	644
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,508 sq ft	Apr 2024	\$325,000	\$216
305	1,444 sq ft	Mar 2024	\$2,375,000	\$1,645
107	1,444 sq ft	Feb 2024	\$300,000	\$208
312	1,508 sq ft	Feb 2024	\$310,000	\$206
210	2,258 sq ft	Dec 2023	\$425,000	\$188

## Market Information



Southampton (A to J):	\$172/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Southampton (A to J)	3%
Tamarac	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Southampton (A to J)	52 days
Tamarac	55 days
Broward	66 days

