

# Unit 7383 Granville Dr # 314 - Granville (Kings Point)

7383 Granville Dr # 314 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-10920345     |
| Status:         | Active          |
| Size:           | 1,722 Sq ft.    |
| Bedrooms:       | 3               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Assigned, Guest |
| View:           | Canal, Lake     |
| List Price:     | \$329,000       |
| List PPSF:      | \$191           |
| Valuated Price: | \$322,000       |
| Valuated PPSF:  | \$182           |

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:                         | 484 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 30  |
| Number of sales over the last 6 months:  | 15  |
| Number of sales over the last 3 months:  | 8   |

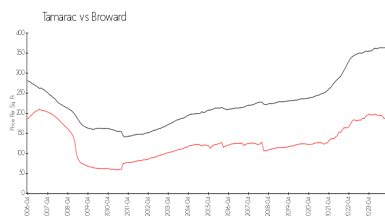
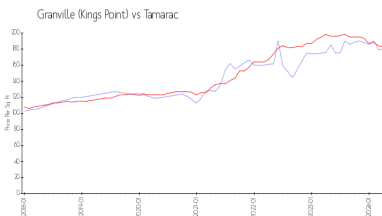
## Building Association Information

Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 302    | 1,500 sq ft | Apr 2024     | \$265,000  | \$177 |
| 206    | 2,200 sq ft | Apr 2024     | \$340,000  | \$155 |
| 201    | 1,700 sq ft | Apr 2024     | \$340,000  | \$200 |
| 106    | 2,342 sq ft | Apr 2024     | \$385,000  | \$164 |
| 303    | 1,500 sq ft | Apr 2024     | \$278,500  | \$186 |

## Market Information



|                          |               |          |               |
|--------------------------|---------------|----------|---------------|
| Granville (Kings Point): | \$181/sq. ft. | Tamarac: | \$183/sq. ft. |
| Tamarac:                 | \$183/sq. ft. | Broward: | \$348/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Granville (Kings Point) | 2% |
| Tamarac                 | 3% |



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Granville (Kings Point)

59 days

Tamarac

55 days

Broward

66 days