

# Unit 7478 Granville Dr # 406 - Granville (Kings Point)

7478 Granville Dr # 406 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: RX-11037736  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Lake  
 List Price: \$320,000  
 List PPSF: \$213  
 Valuated Price: \$240,000  
 Valuated PPSF: \$160

*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: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

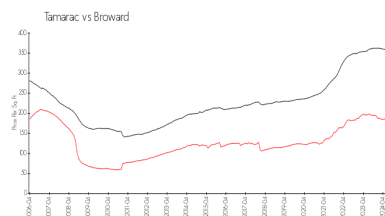
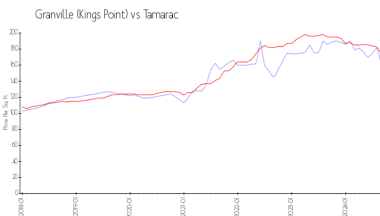
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
112	1,772 sq ft	Sep 2024	\$255,000	\$144
103	1,500 sq ft	Aug 2024	\$265,000	\$177
208	1,500 sq ft	Aug 2024	\$272,500	\$182
406	1,500 sq ft	Jul 2024	\$235,000	\$157
212	1,772 sq ft	Jun 2024	\$325,000	\$183
410	1,650 sq ft	Jun 2024	\$418,500	\$254

## Market Information



Granville (Kings Point):	\$157/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Granville (Kings Point) 3%  
 Tamarac 4%  
 Broward 4%



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

Granville (Kings Point)	58 days
Tamarac	72 days
Broward	74 days