

# Unit 7630 Westwood Dr # 305 - South Palm Place

7630 Westwood Dr # 305 - 7610 Westwood Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11494624
Status:	Active
Size:	764 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$202,000
List PPSF:	\$264
Valuated Price:	\$171,000
Valuated PPSF:	\$224

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.

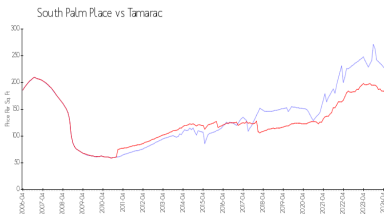
## Building Information

Number of units:	208
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

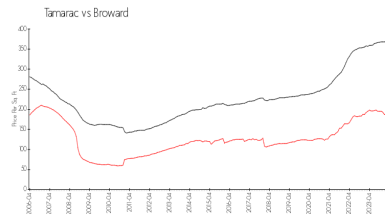
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
516	958 sq ft	Apr 2024	\$250,000	\$261
101	1,050 sq ft	Jan 2024	\$310,000	\$295
414	958 sq ft	Dec 2023	\$246,000	\$257
531	958 sq ft	Dec 2023	\$235,000	\$245
411	958 sq ft	Nov 2023	\$252,000	\$263

## Market Information



South Palm Place: \$226/sq. ft.  
Tamarac: \$183/sq. ft.



Tamarac: \$183/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

South Palm Place	3%
Tamarac	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

South Palm Place	61 days
Tamarac	57 days
Broward	68 days

