

# Unit 7687 Granville Dr # 408 - Granville (Kings Point)

7687 Granville Dr # 408 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11576834  
 Status: Active  
 Size: 2,342 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$419,000  
 List PPSF: \$179  
 Valuated Price: \$430,000  
 Valuated PPSF: \$184

*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: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

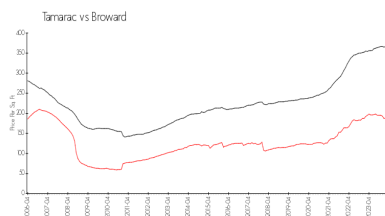
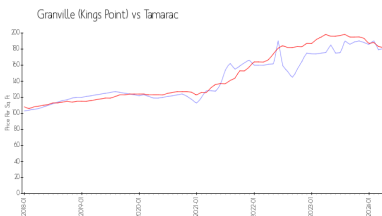
## Building Association Information

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

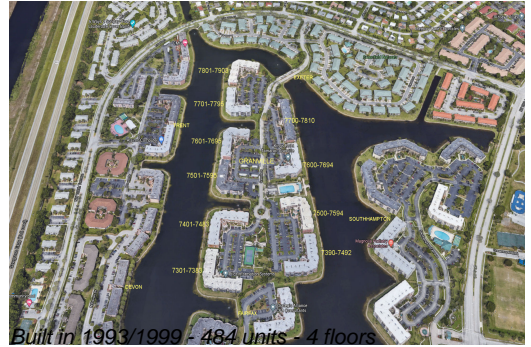
## Market Information



Granville (Kings Point):	\$181/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Granville (Kings Point) 3%  
 Tamarac 3%



Broward

4%

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

Granville (Kings Point)

59 days

Tamarac

56 days

Broward

67 days