

Unit 7691 Granville Dr # 410 - Granville (Kings Point)

7691 Granville Dr # 410 - 7301-7903 Granville Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10418723
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$434,990
List PPSF:	\$264
Valuated Price:	\$268,000
Valuated PPSF:	\$179

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:	30
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

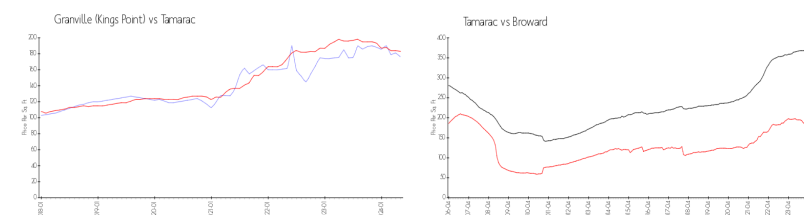
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	1,500 sq ft	May 2024	\$265,000	\$177
107-E	2,342 sq ft	Apr 2024	\$415,000	\$177
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):	\$176/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Granville (Kings Point)	58 days
Tamarac	57 days
Broward	68 days