

Unit 7309 Fairfax Dr # 105 - Fairfax (Kings Point)

7309 Fairfax Dr # 105 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11447430
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$255,000
 List PPSF: \$170
 Valuated Price: \$236,000
 Valuated PPSF: \$157

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: 348
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

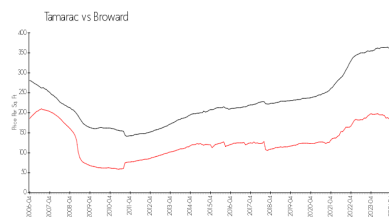
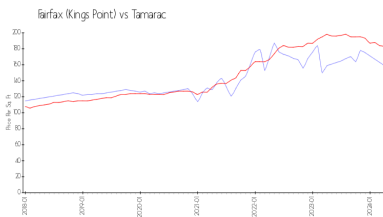
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,450 sq ft	Apr 2024	\$235,000	\$162
205	1,450 sq ft	Apr 2024	\$230,000	\$159
203	1,450 sq ft	Feb 2024	\$265,000	\$183
110	1,450 sq ft	Nov 2023	\$265,000	\$183
311	1,500 sq ft	Oct 2023	\$265,000	\$177
310	1,500 sq ft	Oct 2023	\$238,000	\$159
102	1,450 sq ft	Oct 2023	\$236,000	\$163

Market Information



Fairfax (Kings Point): \$159/sq. ft.
 Tamarac: \$183/sq. ft.

Tamarac: \$183/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Fairfax (Kings Point) 1%



Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	57 days
Tamarac	55 days
Broward	66 days