

Unit 7358 Fairfax Dr # 301 - Fairfax (Kings Point)

7358 Fairfax Dr # 301 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11468721
Status:	Active
Size:	1,772 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$379,999
List PPSF:	\$214
Valuated Price:	\$273,000
Valuated PPSF:	\$154

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

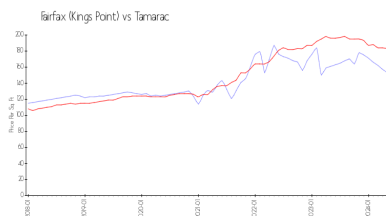
Building Association Information

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

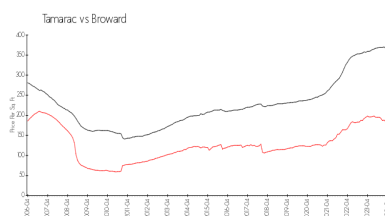
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301H	1,772 sq ft	Jun 2024	\$284,000	\$160
106	1,450 sq ft	Jun 2024	\$215,000	\$148
105	1,500 sq ft	Jun 2024	\$235,000	\$157
302	1,450 sq ft	May 2024	\$240,000	\$166
203	1,450 sq ft	May 2024	\$220,000	\$152

Market Information



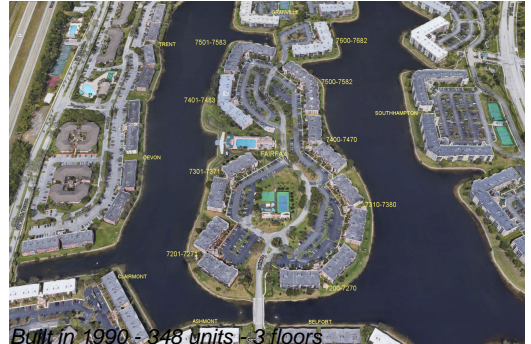
Fairfax (Kings Point): \$153/sq. ft.
Tamarac: \$183/sq. ft.



Tamarac: \$183/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	1%
Tamarac	3%
Broward	4%



Built in 1990 - 348 units - 3 floors

Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	82 days
Tamarac	59 days
Broward	69 days