

# Unit 7229 Fairfax Dr # 203 - Fairfax (Kings Point)

7229 Fairfax Dr # 203 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11628881
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$268,000
List PPSF:	\$179
Valuated Price:	\$222,000
Valuated PPSF:	\$148

*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:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

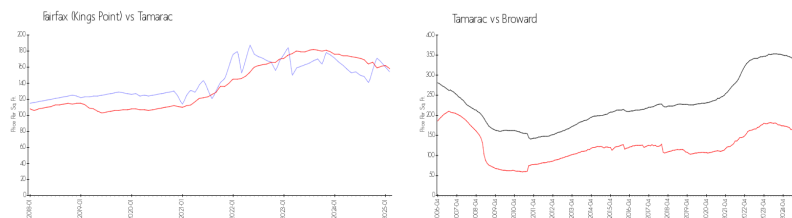
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,500 sq ft	Apr 2025	\$225,000	\$150
301	1,772 sq ft	Mar 2025	\$340,000	\$192
306	1,500 sq ft	Mar 2025	\$247,500	\$165
301	1,772 sq ft	Feb 2025	\$345,000	\$195
302	1,450 sq ft	Dec 2024	\$230,000	\$159
107	1,865 sq ft	Dec 2024	\$250,000	\$134

## Market Information



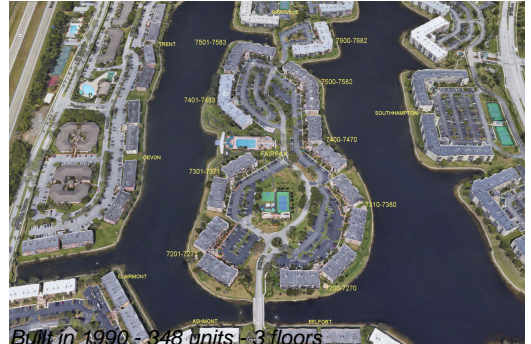
Fairfax (Kings Point): \$148/sq. ft.  
Tamarac: \$150/sq. ft.

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Broward: \$324/sq. ft.

## Inventory for Sale

Fairfax (Kings Point)	3%
Tamarac	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)	81 days
Tamarac	79 days
Broward	83 days