

# 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:	\$247,000
Valuated PPSF:	\$165

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

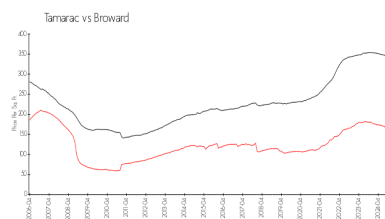
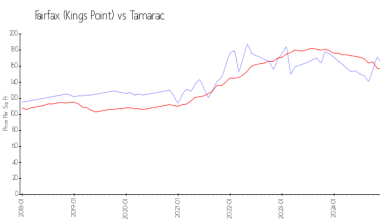
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,450 sq ft	Dec 2024	\$230,000	\$159
107	1,865 sq ft	Dec 2024	\$250,000	\$134
7654	1,700 sq ft	Nov 2024	\$231,000	\$136
113	1,500 sq ft	Nov 2024	\$315,000	\$210
206	1,450 sq ft	Sep 2024	\$212,000	\$146

## Market Information



Fairfax (Kings Point): \$164/sq. ft.  
 Tamarac: \$157/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)  
Tamarac  
Broward

78 days  
74 days  
78 days