

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

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

Unit Information

MLS Number: A11651774
 Status: Active
 Size: 1,772 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$359,000
 List PPSF: \$203
 Valuated Price: \$294,000
 Valuated PPSF: \$166

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

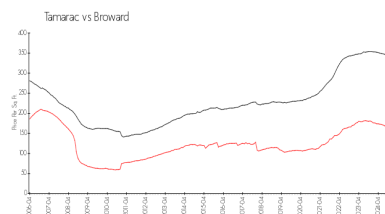
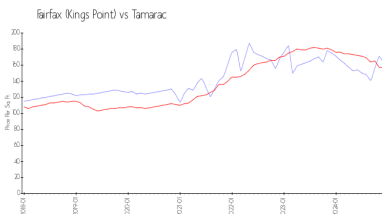
Building Association Information

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.

Tamarac: \$157/sq. ft.
 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