

# Unit 7715 Yardley Dr # 415 - Yardley A-F (Kings Point)

7715 Yardley Dr # 415 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11668094  
 Status: Active  
 Size: 1,457 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$225,000  
 List PPSF: \$154  
 Valuated Price: \$265,000  
 Valuated PPSF: \$182

*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: 360  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## Building Association Information

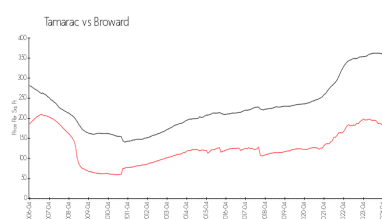
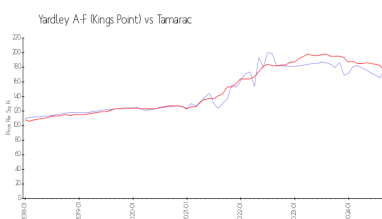
Kings Point  
 7620 Nob Hill Road,  
 Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,229 sq ft	Nov 2024	\$226,500	\$184
315	1,460 sq ft	Nov 2024	\$210,000	\$144
213	1,305 sq ft	Nov 2024	\$205,000	\$157
313	1,305 sq ft	Oct 2024	\$220,000	\$169
106	1,229 sq ft	Sep 2024	\$270,000	\$220
201	1,460 sq ft	Sep 2024	\$219,500	\$150
114	1,230 sq ft	Sep 2024	\$210,000	\$171

## Market Information



Yardley A-F (Kings Point): \$179/sq. ft.  
 Tamarac: \$173/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale



Yardley A-F (Kings Point)	2%
Tamarac	4%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Yardley A-F (Kings Point)	112 days
Tamarac	72 days
Broward	75 days