

Unit 7248 Fairfax Dr # 301 - Fairfax (Kings Point)

7248 Fairfax Dr # 301 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11690529 |
| Status: | Active |
| Size: | 1,772 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$374,900 |
| List PPSF: | \$212 |
| Valuated Price: | \$253,000 |
| Valuated PPSF: | \$143 |

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: | 13 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

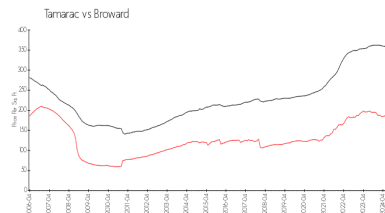
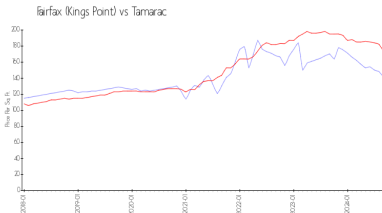
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 206 | 1,450 sq ft | Sep 2024 | \$212,000 | \$146 |
| 312 | 1,500 sq ft | Aug 2024 | \$208,000 | \$139 |
| I-109 | 1,450 sq ft | Aug 2024 | \$235,000 | \$162 |
| 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 |

Market Information



Fairfax (Kings Point): \$141/sq. ft.
Tamarac: \$173/sq. ft.

Tamarac: \$173/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

| | |
|-----------------------|----|
| Fairfax (Kings Point) | 3% |
| Tamarac | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)
Tamarac
Broward

85 days
72 days
74 days