

Unit 7632 Fairfax Dr # 203 - Fairfax (Kings Point)

7632 Fairfax Dr # 203 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11879818
Status: Active
Size: 1,500 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Guest Parking
View:
List Price: \$322,900
List PPSF: \$215
Valuated Price: \$234,000
Valuated PPSF: \$156

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: 5
Building inventory for sale: 1%
Number of sales over the last 12 months: 17
Number of sales over the last 6 months: 8
Number of sales over the last 3 months: 4

Building Association Information

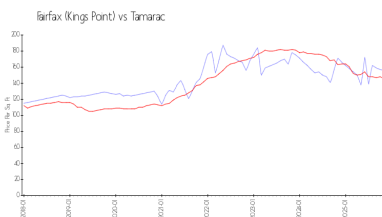
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

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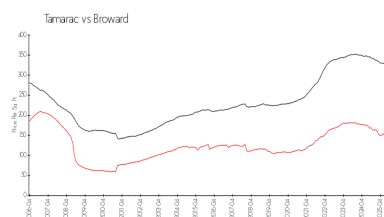
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,450 sq ft	Dec 2025	\$270,000	\$186
107	1,450 sq ft	Nov 2025	\$290,000	\$200
205	1,500 sq ft	Oct 2025	\$155,000	\$103
305	1,500 sq ft	Sep 2025	\$167,000	\$111
108	1,500 sq ft	Aug 2025	\$166,000	\$111
106	1,500 sq ft	Aug 2025	\$315,000	\$210

Market Information



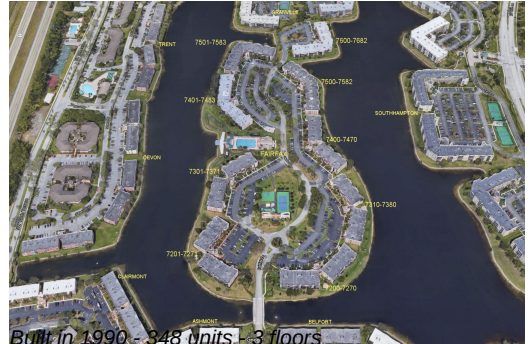
Fairfax (Kings Point): \$156/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Fairfax (Kings Point) 1%
Tamarac 3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	85 days
Tamarac	88 days
Broward	88 days