

# Unit 7775 Yardley Dr # 409 - Yardley A-F (Kings Point)

7775 Yardley Dr # 409 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11980158                |
| Status:         | Active                   |
| Size:           | 1,229 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$219,900                |
| List PPSF:      | \$179                    |
| Valuated Price: | \$192,000                |
| 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:                         | 360 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

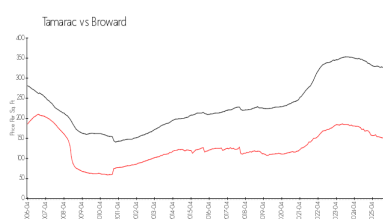
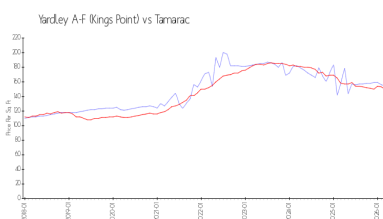
Kings Point  
7620 Nob Hill Road,  
Tamarac,  
FL 33321  
Tel. (954)726-4120

<https://kingspoint.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 209    | 1,500 sq ft | Mar 2026     | \$296,000  | \$197 |
| 103    | 1,230 sq ft | Jan 2026     | \$205,000  | \$167 |
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| 104    | 1,234 sq ft | Nov 2025     | \$215,000  | \$174 |
| 104    | 1,234 sq ft | Oct 2025     | \$215,000  | \$174 |
| 307    | 1,234 sq ft | Oct 2025     | \$200,000  | \$162 |
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## Market Information



Yardley A-F (Kings Point): \$154/sq. ft.  
Tamarac: \$150/sq. ft.

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Broward: \$306/sq. ft.

## Inventory for Sale



|                           |    |
|---------------------------|----|
| Yardley A-F (Kings Point) | 2% |
| Tamarac                   | 5% |
| Broward                   | 6% |

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

|                           |          |
|---------------------------|----------|
| Yardley A-F (Kings Point) | 105 days |
| Tamarac                   | 92 days  |
| Broward                   | 89 days  |