

# Unit 7557 Fairfax Dr # 301 - Fairfax (Kings Point)

7557 Fairfax Dr # 301 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10414748
Status:	Active
Size:	1,772 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Water View
List Price:	\$284,000
List PPSF:	\$160
Valuated Price:	\$284,000
Valuated PPSF:	\$160

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:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

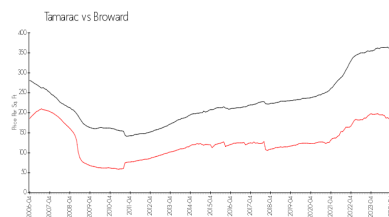
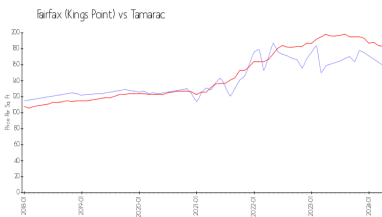
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,450 sq ft	Apr 2024	\$235,000	\$162
205	1,450 sq ft	Apr 2024	\$230,000	\$159
203	1,450 sq ft	Feb 2024	\$265,000	\$183
110	1,450 sq ft	Nov 2023	\$265,000	\$183
311	1,500 sq ft	Oct 2023	\$265,000	\$177
310	1,500 sq ft	Oct 2023	\$238,000	\$159
102	1,450 sq ft	Oct 2023	\$236,000	\$163

## Market Information



Fairfax (Kings Point): \$159/sq. ft.  
 Tamarac: \$183/sq. ft.

Tamarac: \$183/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Fairfax (Kings Point) 1%



Tamarac	3%
Broward	3%

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

Fairfax (Kings Point)	57 days
Tamarac	55 days
Broward	67 days