

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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

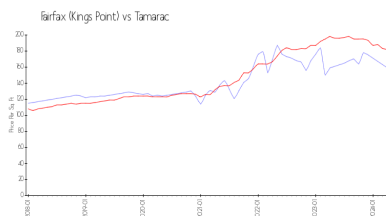
Building Association Information

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

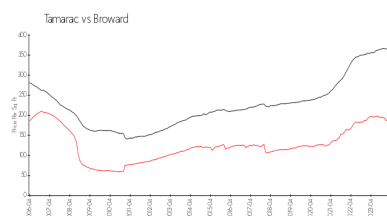
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,450 sq ft	May 2024	\$220,000	\$152
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

Market Information



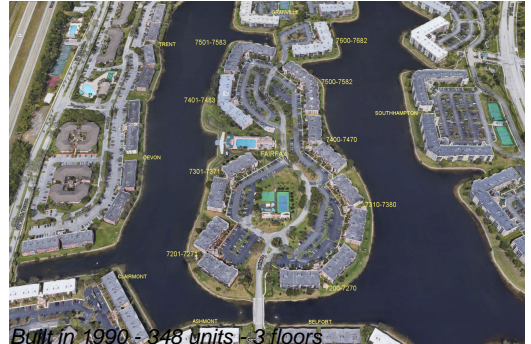
Fairfax (Kings Point): \$159/sq. ft.
Tamarac: \$182/sq. ft.



Tamarac: \$182/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	2%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	66 days
Tamarac	56 days
Broward	67 days