

# Unit 7725 Yardley Dr # 304 - Yardley A-F (Kings Point)

7725 Yardley Dr # 304 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10421599
Status:	Active
Size:	1,234 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$224,900
List PPSF:	\$182
Valuated Price:	\$210,000
Valuated PPSF:	\$171

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

## Building Association Information

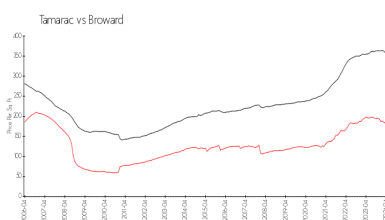
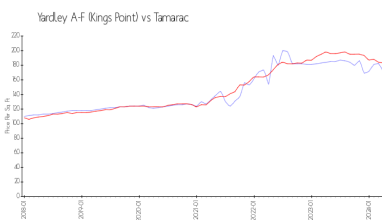
Kings Point  
7620 Nob Hill Road,  
Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,229 sq ft	Mar 2024	\$225,000	\$183
A-213	1,305 sq ft	Feb 2024	\$226,000	\$173
408	1,500 sq ft	Feb 2024	\$215,000	\$143
403	1,305 sq ft	Jan 2024	\$228,000	\$175
308	1,469 sq ft	Dec 2023	\$249,000	\$170

## Market Information



Yardley A-F (Kings Point):	\$170/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.



### **Inventory for Sale**

Yardley A-F (Kings Point)	3%
Tamarac	3%
Broward	3%

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

Yardley A-F (Kings Point)	62 days
Tamarac	55 days
Broward	66 days