

# Unit 7765 Yardley Dr # 403 - Yardley A-F (Kings Point)

7765 Yardley Dr # 403 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10427257
Status:	Active
Size:	1,234 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$258,900
List PPSF:	\$210
Valuated Price:	\$212,000
Valuated PPSF:	\$172

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

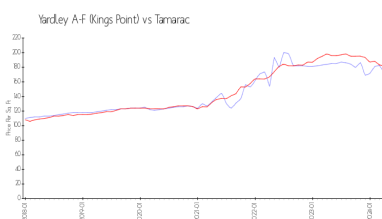
Kings Point  
7620 Nob Hill Road,  
Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

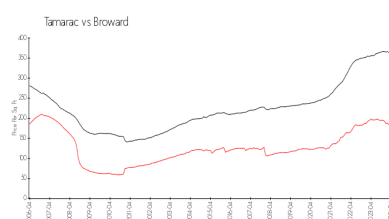
Unit #	Size	Closing Date	Sale Price	PPSF
310	1,229 sq ft	Mar 2024	\$225,000	\$183
A-213	1,305 sq ft	Feb 2024	\$226,000	\$173
408	1,500 sq ft	Feb 2024	\$215,000	\$143
403	1,305 sq ft	Jan 2024	\$228,000	\$175
308	1,469 sq ft	Dec 2023	\$249,000	\$170

## Market Information



Yardley A-F (Kings Point):  
Tamarac:

\$170/sq. ft.  
\$182/sq. ft.



Tamarac:  
Broward:

\$182/sq. ft.  
\$351/sq. ft.



**Inventory for Sale**

Yardley A-F (Kings Point)	3%
Tamarac	3%
Broward	4%

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

Yardley A-F (Kings Point)	56 days
Tamarac	56 days
Broward	67 days