

# Unit 7725 Yardley Dr # 313 - Yardley A-F (Kings Point)

7725 Yardley Dr # 313 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10431775  
 Status: Active  
 Size: 1,234 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Garden View,Lake,Water View  
 List Price: \$240,000  
 List PPSF: \$194  
 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: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

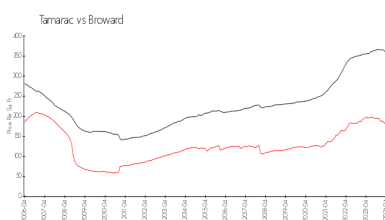
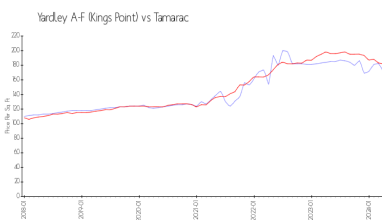
Kings Point  
 7620 Nob Hill Road,  
 Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<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):	\$170/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$353/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)	55 days
Tamarac	56 days
Broward	68 days