

# Unit 7616 Fairfax Dr # 109 - Fairfax (Kings Point)

7616 Fairfax Dr # 109 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10436988
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$249,999
List PPSF:	\$172
Valuated Price:	\$227,000
Valuated PPSF:	\$151

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:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

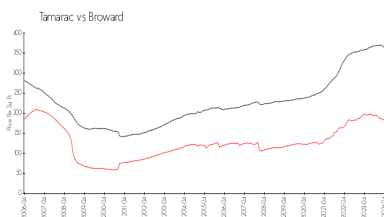
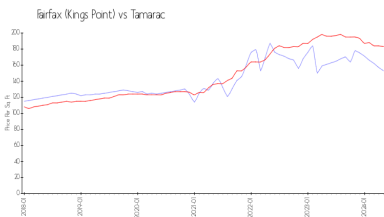
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,450 sq ft	Jun 2024	\$215,000	\$148
105	1,500 sq ft	Jun 2024	\$235,000	\$157
302	1,450 sq ft	May 2024	\$240,000	\$166
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

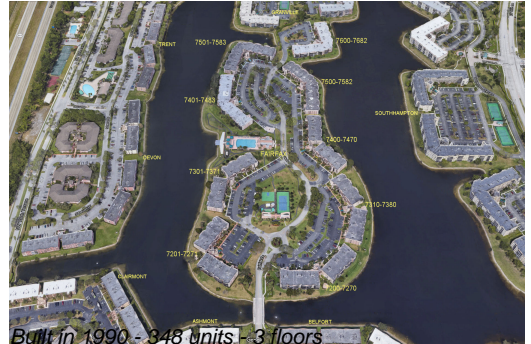
## Market Information



Fairfax (Kings Point):	\$153/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/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)

78 days

Tamarac

58 days

Broward

69 days