

# 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:	Closed
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:	\$228,000
Valuated PPSF:	\$152

*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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

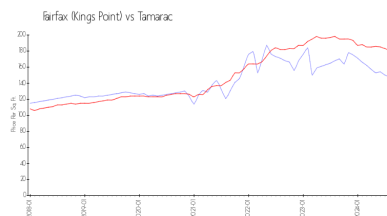
## Building Association Information

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

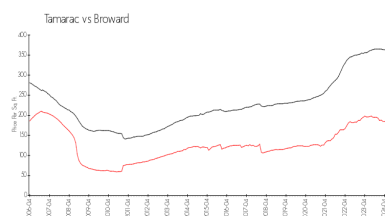
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,450 sq ft	Sep 2024	\$212,000	\$146
312	1,500 sq ft	Aug 2024	\$208,000	\$139
I-109	1,450 sq ft	Aug 2024	\$235,000	\$162
301H	1,772 sq ft	Jun 2024	\$284,000	\$160
106	1,450 sq ft	Jun 2024	\$215,000	\$148
105	1,500 sq ft	Jun 2024	\$235,000	\$157

## Market Information



Fairfax (Kings Point): \$154/sq. ft.  
Tamarac: \$181/sq. ft.

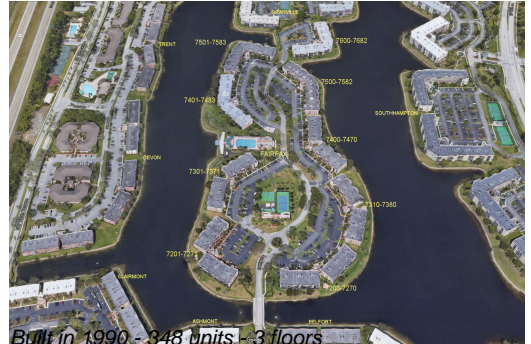


Tamarac: \$181/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)	92 days
Tamarac	66 days
Broward	72 days