

# Unit 7715 Yardley Dr # 201 - Yardley A-F (Kings Point)

7715 Yardley Dr # 201 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10443022
Status:	Closed
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$223,000
List PPSF:	\$153
Valuated Price:	\$249,000
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:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

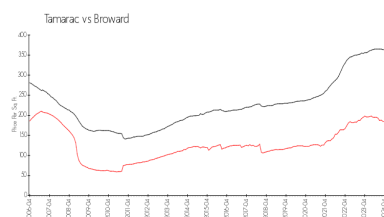
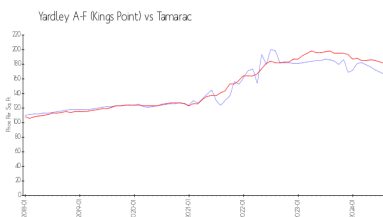
Kings Point  
7620 Nob Hill Road,  
Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,229 sq ft	Sep 2024	\$270,000	\$220
201	1,460 sq ft	Sep 2024	\$219,500	\$150
114	1,230 sq ft	Sep 2024	\$210,000	\$171
A215	1,460 sq ft	Aug 2024	\$240,000	\$164
302	1,230 sq ft	Jun 2024	\$225,000	\$183

## Market Information



Yardley A-F (Kings Point):  
\$172/sq. ft.  
Tamarac: \$181/sq. ft.

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Broward: \$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)	63 days
Tamarac	66 days
Broward	72 days