

Unit 7765 Yardley Dr # 208 - Yardley A-F (Kings Point)

7765 Yardley Dr # 208 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10443091
Status:	Pending
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Lake
List Price:	\$225,800
List PPSF:	\$151
Valuated Price:	\$251,000
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

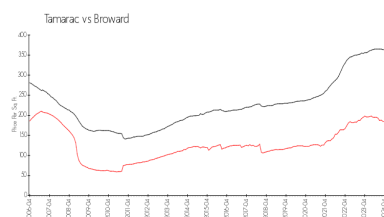
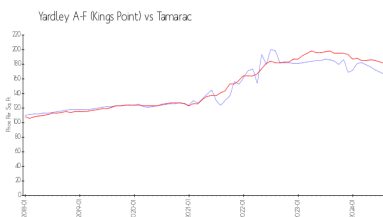
Kings Point
7620 Nob Hill Road,
Tamarac,
FL 33321
Tel. (954)726-4120

<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.

Tamarac: \$181/sq. ft.
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