

Unit 7558 Fairfax Dr # 302 - Fairfax (Kings Point)

7558 Fairfax Dr # 302 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10446198
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Lake, Water View
List Price:	\$265,000
List PPSF:	\$183
Valuated Price:	\$224,000
Valuated PPSF:	\$149

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

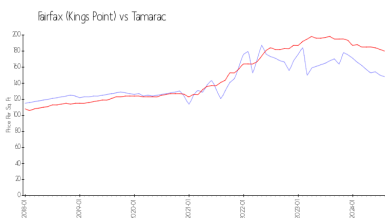
Building Association Information

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

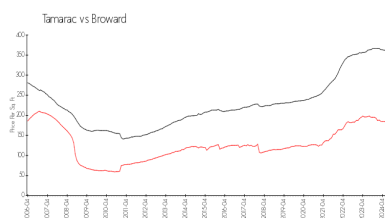
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



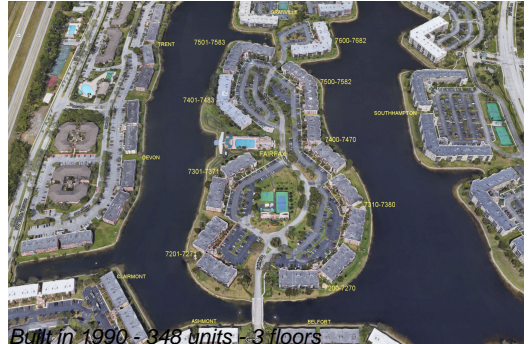
Fairfax (Kings Point): \$148/sq. ft.
 Tamarac: \$180/sq. ft.



Tamarac: \$180/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	2%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	91 days
Tamarac	64 days
Broward	72 days