

Unit 7654 Fairfax Dr # 214 - Fairfax (Kings Point)

7654 Fairfax Dr # 214 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10447008
Status:	Active
Size:	1,700 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Water View
List Price:	\$225,000
List PPSF:	\$132
Valuated Price:	\$262,000
Valuated PPSF:	\$148

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:	16
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

Building Association Information

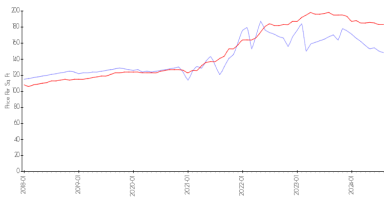
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

Recent Sales

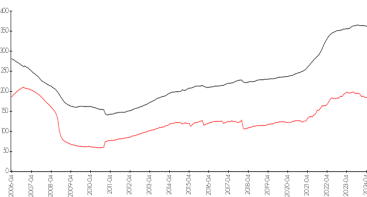
Unit #	Size	Closing Date	Sale Price	PPSF
206	1,450 sq ft	Sep 2024	\$212,000	\$146
312	1,500 sq ft	Aug 2024	\$208,000	\$139
I-109	1,450 sq ft	Aug 2024	\$235,000	\$162
301H	1,772 sq ft	Jun 2024	\$284,000	\$160
106	1,450 sq ft	Jun 2024	\$215,000	\$148
105	1,500 sq ft	Jun 2024	\$235,000	\$157

Market Information

Fairfax (Kings Point) vs Tamarac



Tamarac vs Broward



Fairfax (Kings Point): \$148/sq. ft.
 Tamarac: \$183/sq. ft.

Tamarac: \$183/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	2%
Tamarac	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)

92 days

Tamarac

64 days

Broward

72 days