

Unit 7765 Yardley Dr # 106 - Yardley A-F (Kings Point)

7765 Yardley Dr # 106 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10447998
 Status: Active Under Contract
 Size: 1,229 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Lake
 List Price: \$279,999
 List PPSF: \$228
 Valuated Price: \$200,000
 Valuated PPSF: \$163

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

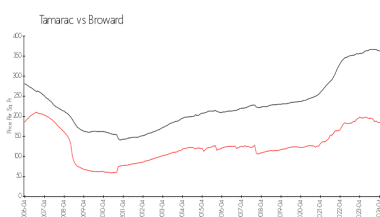
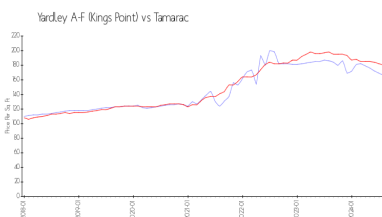
Kings Point
 7620 Nob Hill Road,
 Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A215	1,460 sq ft	Aug 2024	\$240,000	\$164
302	1,230 sq ft	Jun 2024	\$225,000	\$183
310	1,229 sq ft	Mar 2024	\$225,000	\$183
A-213	1,305 sq ft	Feb 2024	\$226,000	\$173
408	1,500 sq ft	Feb 2024	\$215,000	\$143

Market Information



Yardley A-F (Kings Point):	\$166/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/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)	67 days
Tamarac	64 days
Broward	72 days