

# Unit 7415 Fairfax Dr # 108 - Fairfax (Kings Point)

7415 Fairfax Dr # 108 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10455439
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Canal, Water View
List Price:	\$265,000
List PPSF:	\$177
Valuated Price:	\$210,000
Valuated PPSF:	\$140

*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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

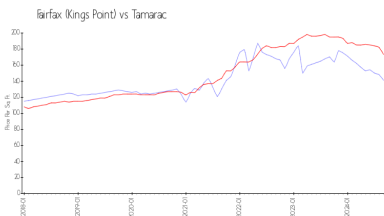
## Building Association Information

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

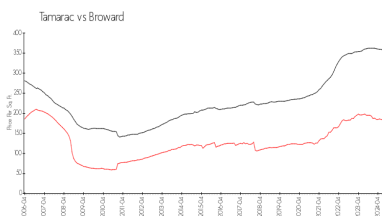
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
113	1,500 sq ft	Nov 2024	\$315,000	\$210
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



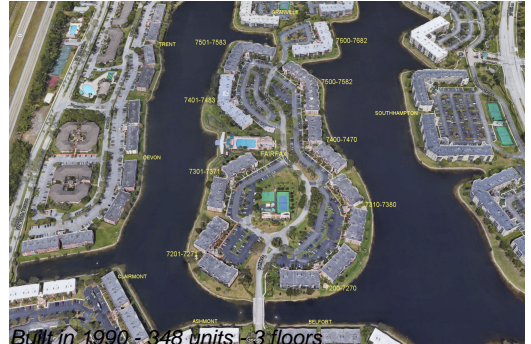
Fairfax (Kings Point): \$141/sq. ft.  
 Tamarac: \$173/sq. ft.



Tamarac: \$173/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

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



## Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	80 days
Tamarac	71 days
Broward	74 days