

# Unit 7765 Yardley Dr # 403 - Yardley A-F (Kings Point)

7765 Yardley Dr # 403 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10458194  
 Status: Active  
 Size: 1,234 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Canal, Water View  
 List Price: \$239,000  
 List PPSF: \$194  
 Valuated Price: \$190,000  
 Valuated PPSF: \$155

*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: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

## Building Association Information

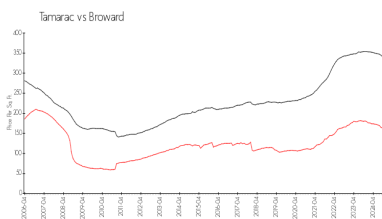
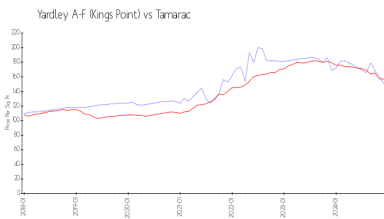
Kings Point  
 7620 Nob Hill Road,  
 Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
415	1,457 sq ft	Jan 2025	\$225,000	\$154
103	1,229 sq ft	Jan 2025	\$260,000	\$212
407	1,229 sq ft	Nov 2024	\$226,500	\$184
315	1,460 sq ft	Nov 2024	\$210,000	\$144
213	1,305 sq ft	Nov 2024	\$205,000	\$157

## Market Information



Yardley A-F (Kings Point): \$152/sq. ft.  
 Tamarac: \$157/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Yardley A-F (Kings Point) 2%



Tamarac	4%
Broward	5%

**Avg. Time to Close Over Last 12 Months**

Yardley A-F (Kings Point)	114 days
Tamarac	73 days
Broward	78 days