

Unit 7368 Fairfax Dr # 306 - Fairfax (Kings Point)

7368 Fairfax Dr # 306 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10470236
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	None
View:	Lake
List Price:	\$259,000
List PPSF:	\$173
Valuated Price:	\$249,000
Valuated PPSF:	\$166

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

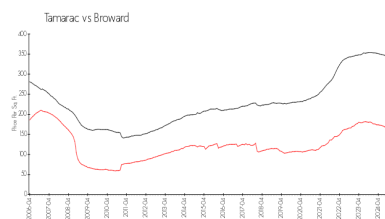
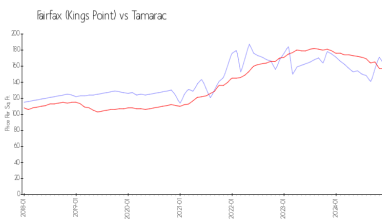
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,450 sq ft	Dec 2024	\$230,000	\$159
107	1,865 sq ft	Dec 2024	\$250,000	\$134
7654	1,700 sq ft	Nov 2024	\$231,000	\$136
113	1,500 sq ft	Nov 2024	\$315,000	\$210
206	1,450 sq ft	Sep 2024	\$212,000	\$146

Market Information



Fairfax (Kings Point): \$164/sq. ft.
Tamarac: \$157/sq. ft.

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Broward: \$334/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	3%
Tamarac	4%
Broward	5%

Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)
Tamarac
Broward

78 days
74 days
78 days