

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:	Closed
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:	\$224,000
Valuated PPSF:	\$149

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:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

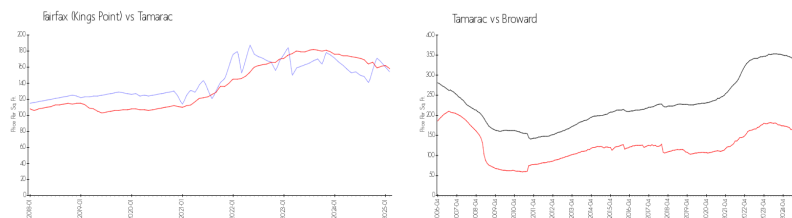
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,500 sq ft	Apr 2025	\$225,000	\$150
301	1,772 sq ft	Mar 2025	\$340,000	\$192
306	1,500 sq ft	Mar 2025	\$247,500	\$165
301	1,772 sq ft	Feb 2025	\$345,000	\$195
302	1,450 sq ft	Dec 2024	\$230,000	\$159
107	1,865 sq ft	Dec 2024	\$250,000	\$134

Market Information



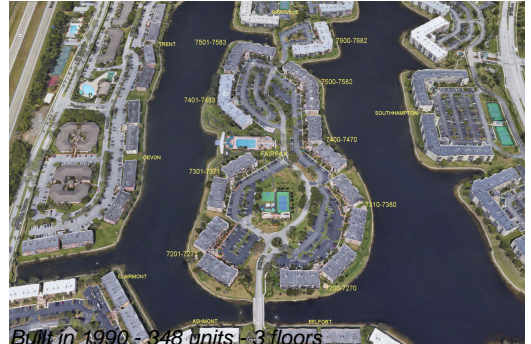
Fairfax (Kings Point): \$148/sq. ft.
Tamarac: \$150/sq. ft.

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Broward: \$324/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)	81 days
Tamarac	79 days
Broward	83 days