

Unit 7445 Fairfax Dr # 209 - Fairfax (Kings Point)

7445 Fairfax Dr # 209 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10533316
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$229,000
List PPSF:	\$158
Valuated Price:	\$234,000
Valuated PPSF:	\$156

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

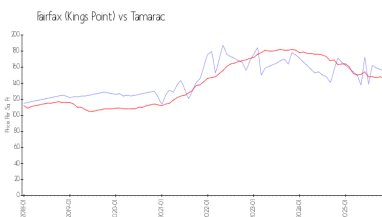
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://>

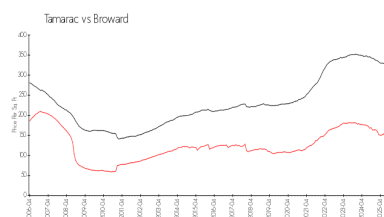
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,450 sq ft	Dec 2025	\$270,000	\$186
107	1,450 sq ft	Nov 2025	\$290,000	\$200
205	1,500 sq ft	Oct 2025	\$155,000	\$103
305	1,500 sq ft	Sep 2025	\$167,000	\$111
108	1,500 sq ft	Aug 2025	\$166,000	\$111
106	1,500 sq ft	Aug 2025	\$315,000	\$210

Market Information



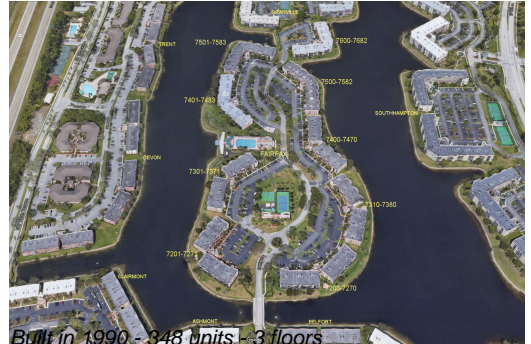
Fairfax (Kings Point): \$156/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Fairfax (Kings Point)	1%
Tamarac	3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Fairfax (Kings Point)	88 days
Tamarac	87 days
Broward	88 days