

Unit 7462 Fairfax Dr # 305 - Fairfax (Kings Point)

7462 Fairfax Dr # 305 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	RX-10993741
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Clubhouse,Lake
List Price:	\$249,900
List PPSF:	\$167
Valuated Price:	\$233,000
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:	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:	16
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

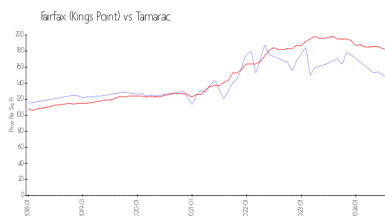
Building Association Information

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

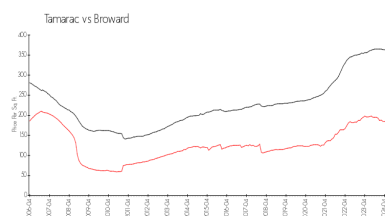
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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): \$154/sq. ft.
Tamarac: \$181/sq. ft.

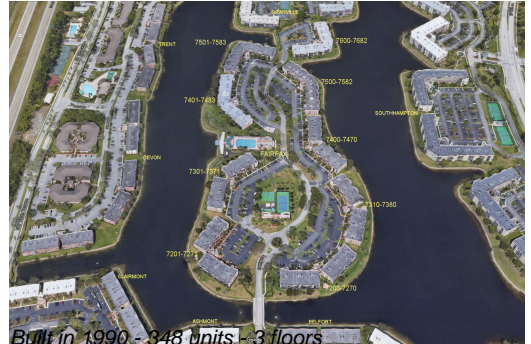


Tamarac: \$181/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Fairfax (Kings Point)	92 days
Tamarac	66 days
Broward	72 days