

Unit 7735 Yardley Dr # 313 - Yardley A-F (Kings Point)

7735 Yardley Dr # 313 - 7715 Yardley Dr, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10431158
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$249,999
List PPSF:	\$203
Valuated Price:	\$219,000
Valuated PPSF:	\$168

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

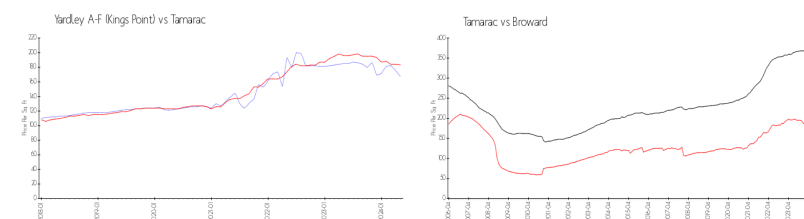
Kings Point
7620 Nob Hill Road,
Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,229 sq ft	Mar 2024	\$225,000	\$183
A-213	1,305 sq ft	Feb 2024	\$226,000	\$173
408	1,500 sq ft	Feb 2024	\$215,000	\$143
403	1,305 sq ft	Jan 2024	\$228,000	\$175
308	1,469 sq ft	Dec 2023	\$249,000	\$170

Market Information



Yardley A-F (Kings Point):	\$167/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$350/sq. ft.



Inventory for Sale

Yardley A-F (Kings Point)	3%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Yardley A-F (Kings Point)	55 days
Tamarac	57 days
Broward	68 days