

# Unit 7535 Fairfax Dr # 204 - Fairfax (Kings Point)

7535 Fairfax Dr # 204 - 7200-7682 Fairfax Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10434372
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Other View,Water View
List Price:	\$280,000
List PPSF:	\$187
Valuated Price:	\$238,000
Valuated PPSF:	\$159

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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

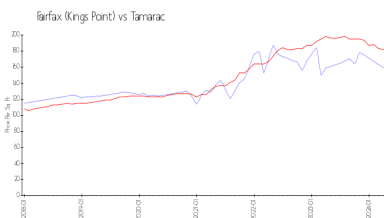
## Building Association Information

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

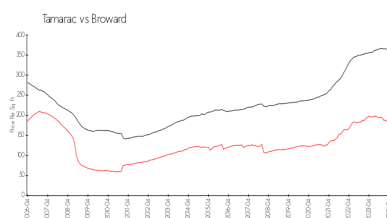
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,450 sq ft	May 2024	\$220,000	\$152
103	1,450 sq ft	Apr 2024	\$235,000	\$162
205	1,450 sq ft	Apr 2024	\$230,000	\$159
203	1,450 sq ft	Feb 2024	\$265,000	\$183
110	1,450 sq ft	Nov 2023	\$265,000	\$183

## Market Information



Fairfax (Kings Point): \$159/sq. ft.  
 Tamarac: \$182/sq. ft.



Tamarac: \$182/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Fairfax (Kings Point)	2%
Tamarac	3%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Fairfax (Kings Point)	66 days
Tamarac	56 days
Broward	67 days