

# Unit 10401 E Clairmont Cir # 109 - Clairmont (Kings Point)

10401 E Clairmont Cir # 109 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11516808  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$195,000  
 List PPSF: \$236  
 Valuated Price: \$125,000  
 Valuated PPSF: \$151

*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: 444  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

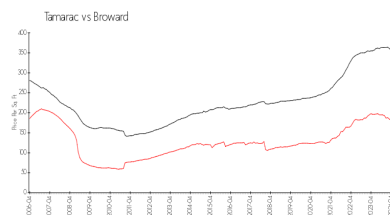
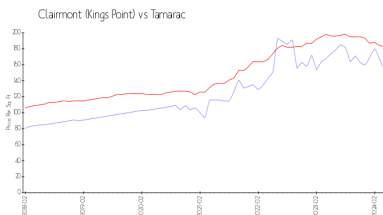
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 312    | 1,294 sq ft | Apr 2024     | \$180,000  | \$139 |
| 111    | 1,230 sq ft | Mar 2024     | \$180,000  | \$146 |
| 109    | 980 sq ft   | Mar 2024     | \$220,000  | \$224 |
| 110    | 1,228 sq ft | Mar 2024     | \$210,000  | \$171 |
| 106    | 1,228 sq ft | Feb 2024     | \$239,000  | \$195 |
| 106    | 1,222 sq ft | Feb 2024     | \$198,900  | \$163 |

## Market Information



|                          |               |          |               |
|--------------------------|---------------|----------|---------------|
| Clairmont (Kings Point): | \$153/sq. ft. | Tamarac: | \$183/sq. ft. |
| Tamarac:                 | \$183/sq. ft. | Broward: | \$348/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Clairmont (Kings Point) | 3% |
| Tamarac                 | 3% |
| Broward                 | 3% |

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

|                         |         |
|-------------------------|---------|
| Clairmont (Kings Point) | 51 days |
| Tamarac                 | 55 days |
| Broward                 | 66 days |