

# Unit 7705 Ashmont Cir # 114 - Ashmont (Kings Point)

7705 Ashmont Cir # 114 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11568539  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Guest Parking  
 View:  
 List Price: \$115,000  
 List PPSF: \$139  
 Valuated Price: \$133,000  
 Valuated PPSF: \$161

*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: 290  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 8

## Building Association Information

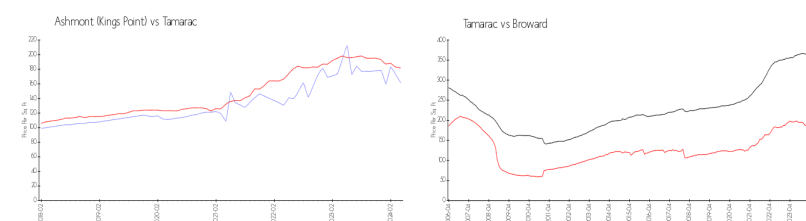
Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

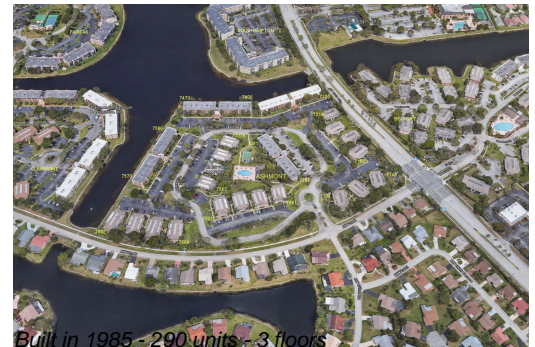
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
211	827 sq ft	May 2024	\$146,500	\$177
105	627 sq ft	Apr 2024	\$115,000	\$183
208	627 sq ft	Apr 2024	\$125,000	\$199
107	1,010 sq ft	Mar 2024	\$207,500	\$205
106	827 sq ft	Mar 2024	\$145,000	\$175
213	827 sq ft	Mar 2024	\$162,000	\$196

## Market Information



Ashmont (Kings Point):	\$162/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$351/sq. ft.



**Inventory for Sale**

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

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

Ashmont (Kings Point)	51 days
Tamarac	56 days
Broward	67 days