

# Unit 10789 W Clairmont Cir # 107 - Clairmont (Kings Point)

10789 W Clairmont Cir # 107 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11609851                |
| Status:         | Active Under Contract    |
| Size:           | 827 Sq ft.               |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| Rental Price:   | \$1,950                  |
| List PPSF:      | \$2                      |
| Valuated Price: | \$127,000                |
| Valuated PPSF:  | \$154                    |

*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.*

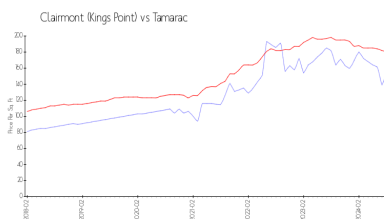
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 444 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 4   |

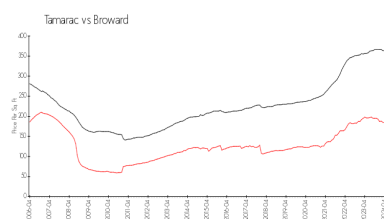
## Building Association Information

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

## Market Information



|                          |               |
|--------------------------|---------------|
| Clairmont (Kings Point): | \$155/sq. ft. |
| Tamarac:                 | \$180/sq. ft. |



|          |               |
|----------|---------------|
| Tamarac: | \$180/sq. ft. |
| Broward: | \$346/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Clairmont (Kings Point) | 5% |
| Tamarac                 | 3% |
| Broward                 | 4% |

## Avg. Time to Close Over Last 12 Months

|                         |         |
|-------------------------|---------|
| Clairmont (Kings Point) | 52 days |
| Tamarac                 | 64 days |
| Broward                 | 72 days |

