

Unit 10350 E Clairmont Cir # 312 - Clairmont (Kings Point)

10350 E Clairmont Cir # 312 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11610794 |
| Status: | Active |
| Size: | 1,294 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | |
| Rental Price: | \$2,300 |
| List PPSF: | \$2 |
| Valuated Price: | \$203,000 |
| Valuated PPSF: | \$157 |

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.

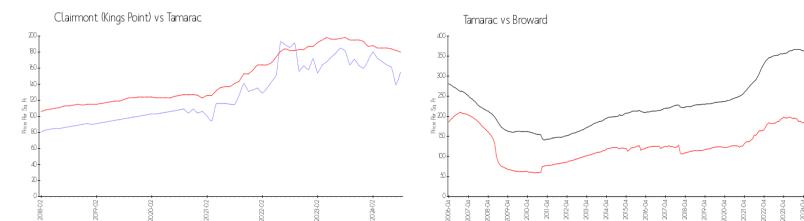
Building Information

| | |
|--|-----|
| 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



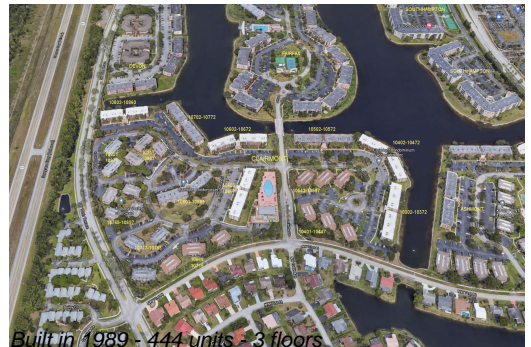
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|--------------------------|---------------|----------|---------------|
| Clairmont (Kings Point): | \$155/sq. ft. | Tamarac: | \$180/sq. ft. |
| Tamarac: | \$180/sq. ft. | Broward: | \$346/sq. ft. |

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 |



Built in 1989 - 444 units - 3 floors