

# Unit 10526 E Clairmont Cir # 212 - Clairmont (Kings Point)

10526 E Clairmont Cir # 212 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11645119  
 Status: Active  
 Size: 1,294 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$158,000  
 List PPSF: \$122  
 Valuated Price: \$164,000  
 Valuated PPSF: \$127

*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: 26  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

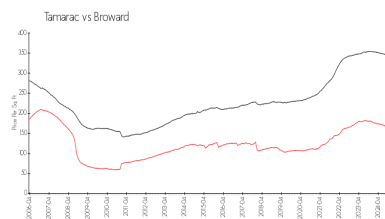
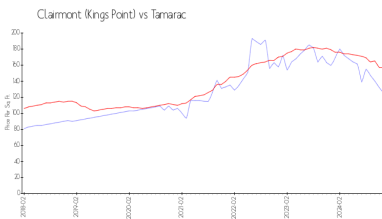
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 303    | 1,222 sq ft | Jan 2025     | \$170,000  | \$139 |
| 107    | 1,230 sq ft | Sep 2024     | \$217,000  | \$176 |
| 311    | 1,228 sq ft | Sep 2024     | \$170,000  | \$138 |
| 10905  | 1,163 sq ft | Sep 2024     | \$125,000  | \$107 |
| 307    | 1,228 sq ft | Sep 2024     | \$156,000  | \$127 |

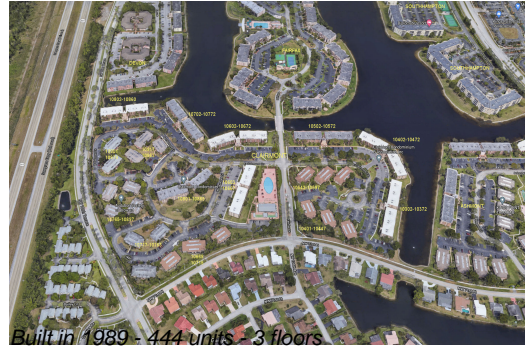
## Market Information



|                          |               |          |               |
|--------------------------|---------------|----------|---------------|
| Clairmont (Kings Point): | \$127/sq. ft. | Tamarac: | \$157/sq. ft. |
| Tamarac:                 | \$157/sq. ft. | Broward: | \$334/sq. ft. |

## Inventory for Sale

Clairmont (Kings Point) 6%  
 Tamarac 4%  
 Broward 5%



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

|                         |         |
|-------------------------|---------|
| Clairmont (Kings Point) | 87 days |
| Tamarac                 | 74 days |
| Broward                 | 78 days |