

Unit 10324 E Clairmont Cir # 101 - Clairmont (Kings Point)

10324 E Clairmont Cir # 101 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11678249
Status:	Active
Size:	1,294 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$200,000
List PPSF:	\$155
Valuated Price:	\$151,000
Valuated PPSF:	\$117

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:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

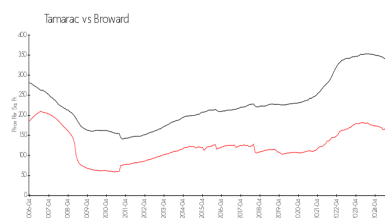
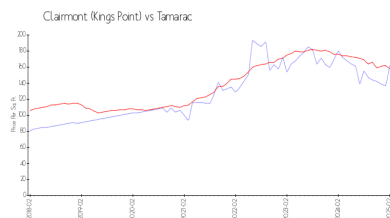
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,294 sq ft	Apr 2025	\$145,000	\$112
111	1,294 sq ft	Mar 2025	\$146,000	\$113
103	827 sq ft	Feb 2025	\$75,000	\$91
105	1,063 sq ft	Feb 2025	\$187,000	\$176
303	1,222 sq ft	Jan 2025	\$170,000	\$139

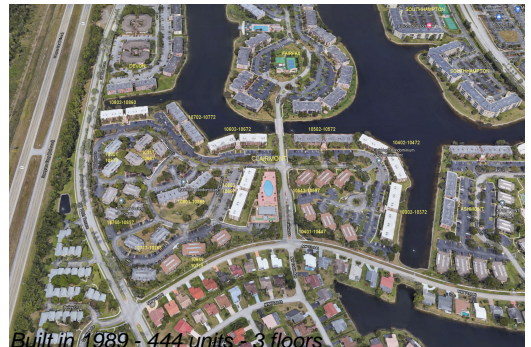
Market Information



Clairmont (Kings Point):	\$118/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	86 days
Tamarac	79 days
Broward	83 days