

# Unit 10540 E Clairmont Cir # 205 - Clairmont (Kings Point)

10540 E Clairmont Cir # 205 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11678779
Status:	Active
Size:	1,228 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$144,900
List PPSF:	\$118
Valuated Price:	\$145,000
Valuated PPSF:	\$118

*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:	4

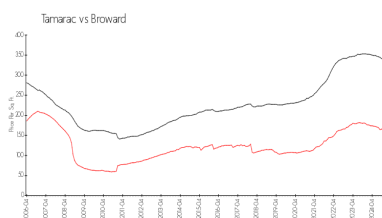
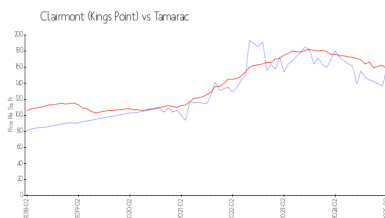
## Building Association Information

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

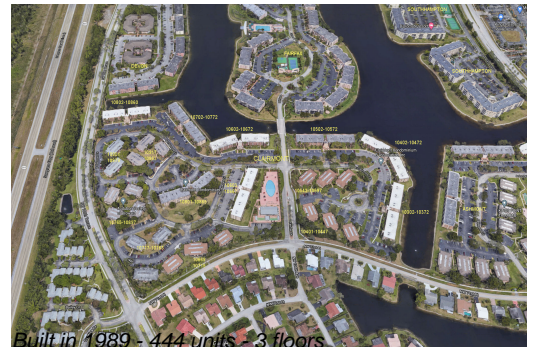
## Market Information



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	80 days
Broward	84 days