

# Unit 10823 W Clairmont Cir # 201 - Clairmont (Kings Point)

10823 W Clairmont Cir # 201 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11687442  
 Status: Active  
 Size: 1,294 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$179,900  
 List PPSF: \$139  
 Valuated Price: \$188,000  
 Valuated PPSF: \$145

*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: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

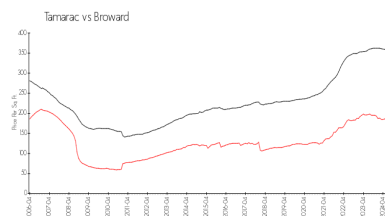
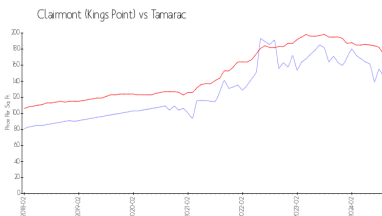
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
10402	1,255 sq ft	Aug 2024	\$199,000	\$159

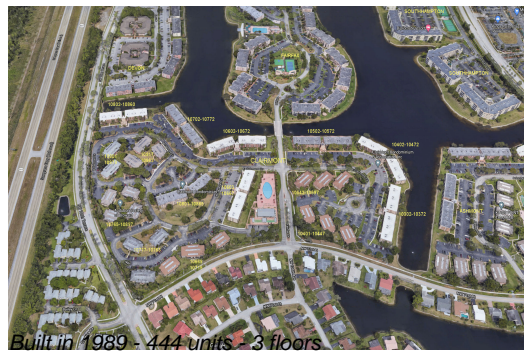
## Market Information



Clairmont (Kings Point): \$145/sq. ft.  
 Tamarac: \$173/sq. ft.  
 Tamarac: \$173/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

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



## Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	79 days
Tamarac	71 days
Broward	74 days