

# Unit 7741 Ashmont Cir # 206 - Ashmont (Kings Point)

7741 Ashmont Cir # 206 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11695677  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$159,000  
 List PPSF: \$192  
 Valuated Price: \$148,000  
 Valuated PPSF: \$179

*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: 290  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

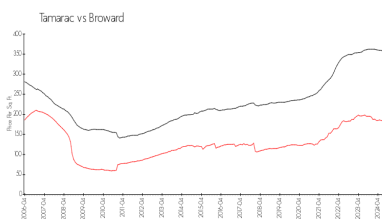
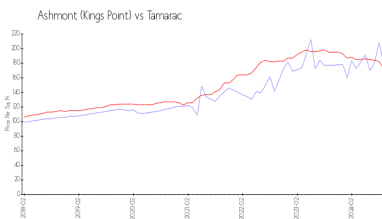
Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,010 sq ft	Sep 2024	\$162,500	\$161
103	1,010 sq ft	Sep 2024	\$195,000	\$193
101	827 sq ft	Aug 2024	\$170,600	\$206
2-206	827 sq ft	Jul 2024	\$149,999	\$181
205	827 sq ft	Jul 2024	\$164,900	\$199

## Market Information



Ashmont (Kings Point):	\$179/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Ashmont (Kings Point) 3%  
 Tamarac 4%



Broward 4%

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

Ashmont (Kings Point)	64 days
Tamarac	72 days
Broward	74 days