

# Unit 7707 Ashmont Cir # 214 - Ashmont (Kings Point)

7707 Ashmont Cir # 214 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11807857
Status:	Active
Size:	827 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$185,000
List PPSF:	\$224
Valuated Price:	\$111,000
Valuated PPSF:	\$134

*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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

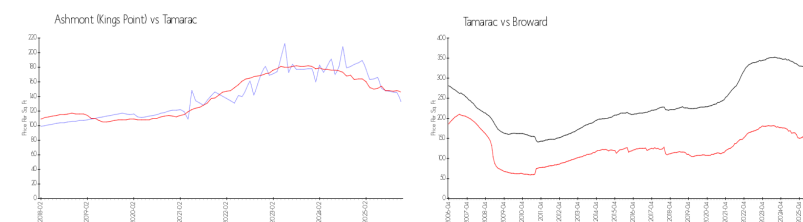
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<https://kingspoint.com/>

## Recent Sales

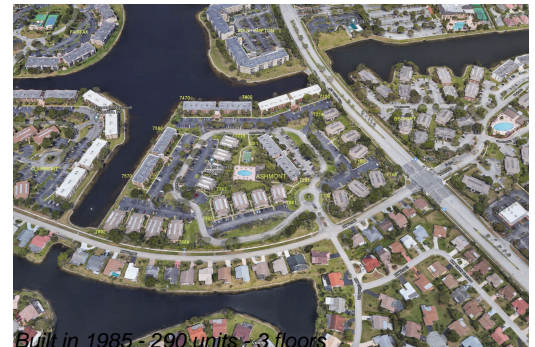
Unit #	Size	Closing Date	Sale Price	PPSF
104	1,010 sq ft	Dec 2025	\$112,000	\$111
104	827 sq ft	Oct 2025	\$120,000	\$145
212	627 sq ft	Oct 2025	\$90,000	\$144
102	827 sq ft	Jul 2025	\$115,000	\$139
110	1,010 sq ft	Jul 2025	\$190,000	\$188
112	627 sq ft	Jul 2025	\$79,900	\$127
7849	624 sq ft	Jul 2025	\$85,000	\$136

## Market Information



Ashmont (Kings Point):	\$133/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale



Ashmont (Kings Point)	5%
Tamarac	3%
Broward	4%

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

Ashmont (Kings Point)	91 days
Tamarac	88 days
Broward	88 days