

# Unit 10425 E Clairmont Cir # 107 - Clairmont (Kings Point)

10425 E Clairmont Cir # 107 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11885944                              |
| Status:         | Active                                 |
| Size:           | 827 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$160,999                              |
| List PPSF:      | \$195                                  |
| Valuated Price: | \$86,000                               |
| Valuated PPSF:  | \$104                                  |

*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:      | 19  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 21  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

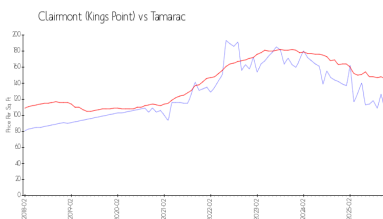
Kings Point  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<https://>

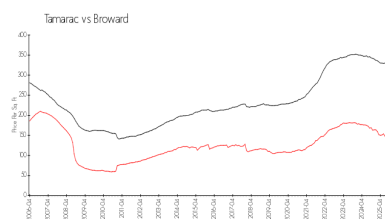
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 201    | 1,063 sq ft | Dec 2025     | \$125,000  | \$118 |
| 302    | 1,228 sq ft | Nov 2025     | \$130,000  | \$106 |
| 110    | 1,228 sq ft | Oct 2025     | \$200,000  | \$163 |
| 305    | 1,228 sq ft | Oct 2025     | \$110,000  | \$90  |
| 302    | 1,222 sq ft | Sep 2025     | \$135,000  | \$110 |

## Market Information



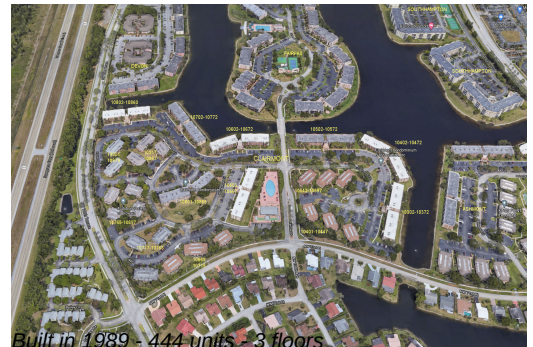
Clairmont (Kings Point): \$105/sq. ft.  
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Clairmont (Kings Point) 4%



|         |    |
|---------|----|
| Tamarac | 3% |
| Broward | 4% |

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

|                         |         |
|-------------------------|---------|
| Clairmont (Kings Point) | 97 days |
| Tamarac                 | 88 days |
| Broward                 | 88 days |