

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

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

## Unit Information

MLS Number: A11961334  
 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: \$128,000  
 Valuated PPSF: \$155

*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: 23  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

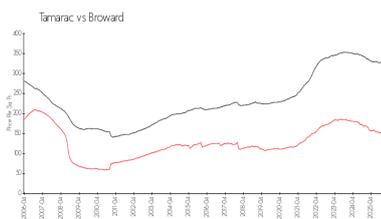
Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<https://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	627 sq ft	Feb 2026	\$83,000	\$132
7612	1,095 sq ft	Feb 2026	\$90,000	\$82
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7612	1,095 sq ft	Feb 2026	\$90,000	\$82
212	827 sq ft	Jan 2026	\$145,000	\$175

## Market Information



Ashmont (Kings Point):	\$155/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Ashmont (Kings Point) 8%  
 Tamarac 5%



Broward

6%

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

Ashmont (Kings Point)

107 days

Tamarac

92 days

Broward

89 days