

# Unit 10715 W Clairmont Cir # 212 - Clairmont (Kings Point)

10715 W Clairmont Cir # 212 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11973317  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$119,600  
 List PPSF: \$145  
 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: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

## Building Association Information

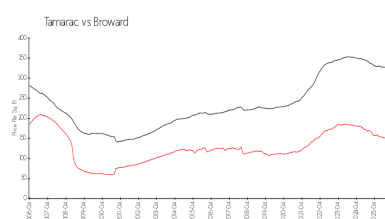
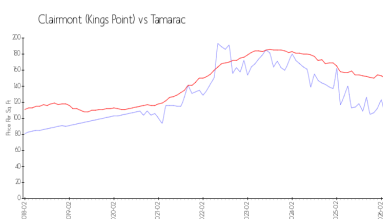
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<https://>

## Recent Sales

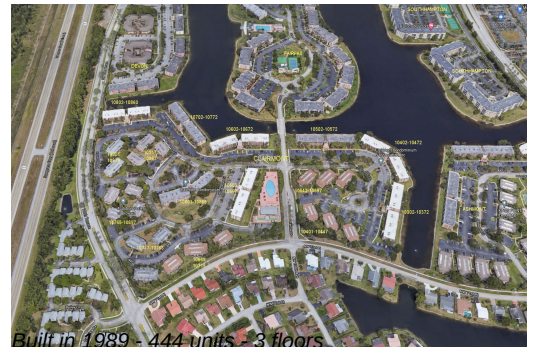
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 310    | 1,211 sq ft | Mar 2026     | \$155,000  | \$128 |
| 306    | 1,228 sq ft | Mar 2026     | \$110,000  | \$90  |
| 205    | 827 sq ft   | Feb 2026     | \$105,000  | \$127 |
| 306    | 1,228 sq ft | Feb 2026     | \$110,000  | \$90  |
| 205    | 827 sq ft   | Feb 2026     | \$105,000  | \$127 |
| 205    | 1,228 sq ft | Feb 2026     | \$120,000  | \$98  |
| 212    | 827 sq ft   | Feb 2026     | \$120,000  | \$145 |

## Market Information



|                          |               |          |               |
|--------------------------|---------------|----------|---------------|
| Clairmont (Kings Point): | \$103/sq. ft. | Tamarac: | \$150/sq. ft. |
| Tamarac:                 | \$150/sq. ft. | Broward: | \$306/sq. ft. |

## Inventory for Sale



|                         |    |
|-------------------------|----|
| Clairmont (Kings Point) | 5% |
| Tamarac                 | 5% |
| Broward                 | 6% |

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

|                         |          |
|-------------------------|----------|
| Clairmont (Kings Point) | 102 days |
| Tamarac                 | 92 days  |
| Broward                 | 89 days  |