

# Unit 7436 Ashmont Cir # 206 - Ashmont (Kings Point)

7436 Ashmont Cir # 206 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10231066
Status:	Expired
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Water View
List Price:	\$130,000
List PPSF:	\$129
Valuated Price:	\$164,000
Valuated PPSF:	\$162

*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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

## Building Association Information

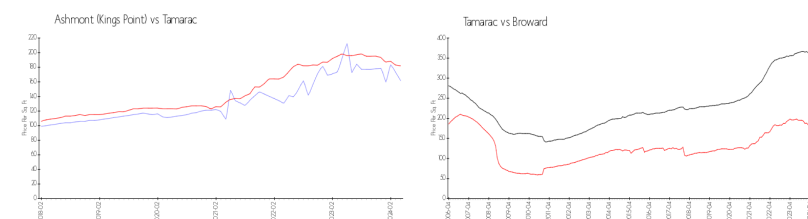
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
211	827 sq ft	May 2024	\$146,500	\$177
105	627 sq ft	Apr 2024	\$115,000	\$183
208	627 sq ft	Apr 2024	\$125,000	\$199
107	1,010 sq ft	Mar 2024	\$207,500	\$205
106	827 sq ft	Mar 2024	\$145,000	\$175
213	827 sq ft	Mar 2024	\$162,000	\$196

## Market Information



Ashmont (Kings Point):	\$162/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$351/sq. ft.



**Inventory for Sale**

Ashmont (Kings Point)	2%
Tamarac	3%
Broward	4%

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

Ashmont (Kings Point)	51 days
Tamarac	56 days
Broward	67 days