

Unit 7342 Ashmont Cir # 203 - Ashmont (Kings Point)

7342 Ashmont Cir # 203 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10419588
Status:	Active Under Contract
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake, Water View
List Price:	\$189,765
List PPSF:	\$188
Valuated Price:	\$153,000
Valuated PPSF:	\$151

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:	20
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

Building Association Information

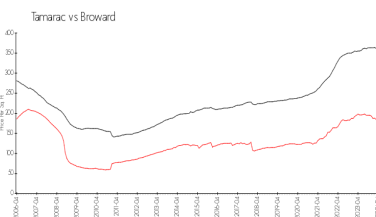
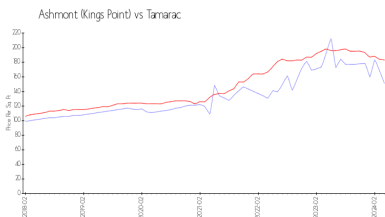
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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):	\$151/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	51 days
Tamarac	55 days
Broward	67 days