

Unit 10412 E Clairmont Cir # 107 - Clairmont (Kings Point)

10412 E Clairmont Cir # 107 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10433448 |
| Status: | Active |
| Size: | 1,230 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Lake |
| List Price: | \$259,000 |
| List PPSF: | \$211 |
| Valuated Price: | \$172,000 |
| Valuated PPSF: | \$140 |

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

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|--|-----|
| Number of units: | 444 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 16 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 5 |

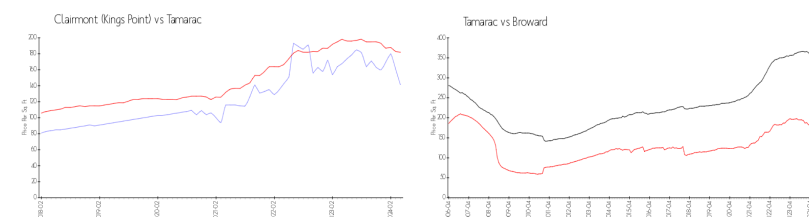
Building Association Information

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

Recent Sales

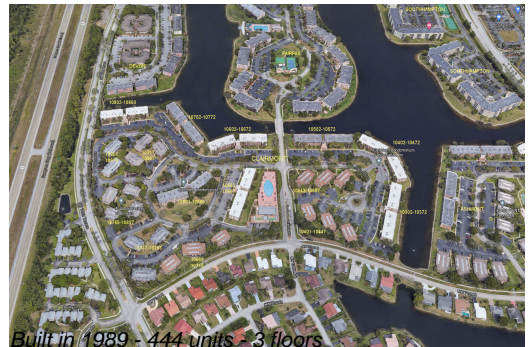
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 312 | 1,294 sq ft | Apr 2024 | \$180,000 | \$139 |
| 111 | 1,230 sq ft | Mar 2024 | \$180,000 | \$146 |
| 109 | 980 sq ft | Mar 2024 | \$220,000 | \$224 |
| 110 | 1,228 sq ft | Mar 2024 | \$210,000 | \$171 |
| 106 | 1,228 sq ft | Feb 2024 | \$239,000 | \$195 |
| 106 | 1,222 sq ft | Feb 2024 | \$198,900 | \$163 |

Market Information



| | | | |
|--------------------------|---------------|----------|---------------|
| Clairmont (Kings Point): | \$141/sq. ft. | Tamarac: | \$182/sq. ft. |
| Tamarac: | \$182/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale



| | |
|-------------------------|----|
| Clairmont (Kings Point) | 3% |
| Tamarac | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Clairmont (Kings Point) | 48 days |
| Tamarac | 56 days |
| Broward | 67 days |