

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: \$186,000
 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: 444
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

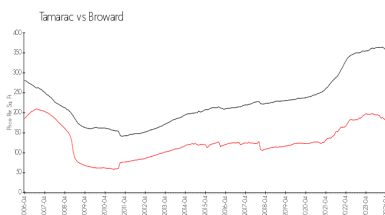
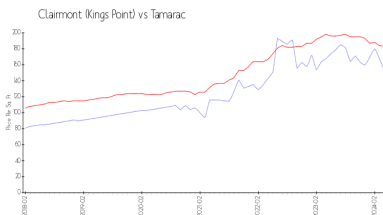
Building Association Information

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

Recent Sales

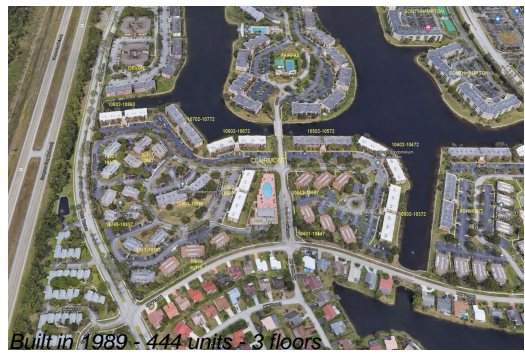
Unit #	Size	Closing Date	Sale Price	PPSF
312	1,294 sq ft	Apr 2024	\$180,000	\$139
111	1,230 sq ft	Mar 2024	\$180,000	\$146
109	980 sq ft	Mar 2024	\$220,000	\$224
110	1,228 sq ft	Mar 2024	\$210,000	\$171
106	1,228 sq ft	Feb 2024	\$239,000	\$195
106	1,222 sq ft	Feb 2024	\$198,900	\$163

Market Information



Clairmont (Kings Point):	\$153/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale



Clairmont (Kings Point)	3%
Tamarac	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

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