

# Unit 10550 E Clairmont Cir # 312 - Clairmont (Kings Point)

10550 E Clairmont Cir # 312 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10438685
Status:	Active
Size:	1,255 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Lagoon,Lake,Water View
List Price:	\$179,500
List PPSF:	\$143
Valuated Price:	\$203,000
Valuated PPSF:	\$157

*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:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

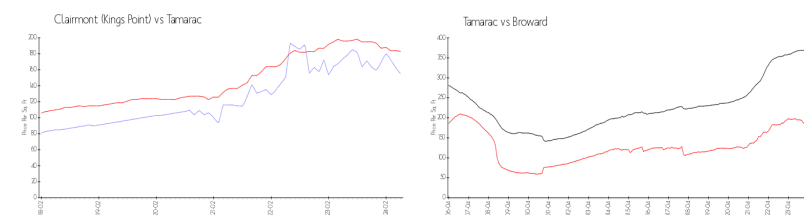
## Building Association Information

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

## Recent Sales

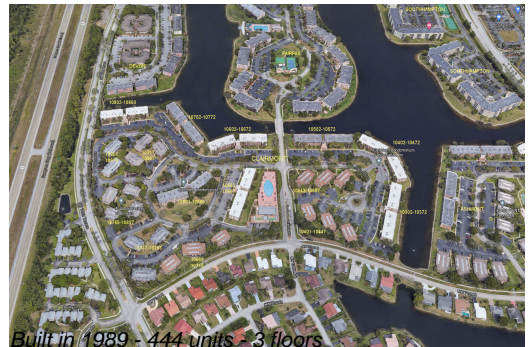
Unit #	Size	Closing Date	Sale Price	PPSF
306	1,222 sq ft	Jun 2024	\$200,000	\$164
112	1,294 sq ft	Apr 2024	\$210,000	\$162
312	1,294 sq ft	Apr 2024	\$180,000	\$139
111	1,230 sq ft	Mar 2024	\$180,000	\$146
109	980 sq ft	Mar 2024	\$220,000	\$224
110	1,228 sq ft	Mar 2024	\$210,000	\$171

## Market Information



Clairmont (Kings Point):	\$155/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



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

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

Clairmont (Kings Point)	50 days
Tamarac	59 days
Broward	69 days