

# Unit 10626 W Clairmont Cir # 212 - Clairmont (Kings Point)

10626 W Clairmont Cir # 212 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10445144
Status:	Active
Size:	1,294 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$224,999
List PPSF:	\$174
Valuated Price:	\$209,000
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:	444
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

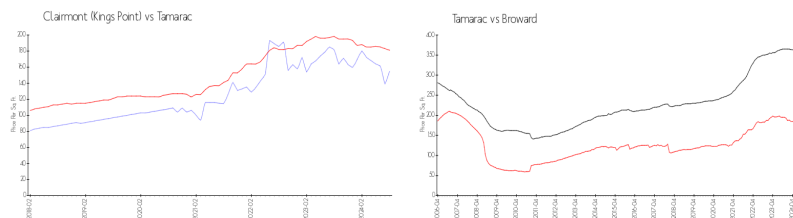
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,228 sq ft	Sep 2024	\$170,000	\$138
10905	1,163 sq ft	Sep 2024	\$125,000	\$107
10402	1,255 sq ft	Aug 2024	\$199,000	\$159
201	1,294 sq ft	Jul 2024	\$198,000	\$153
302	1,228 sq ft	Jul 2024	\$155,000	\$126

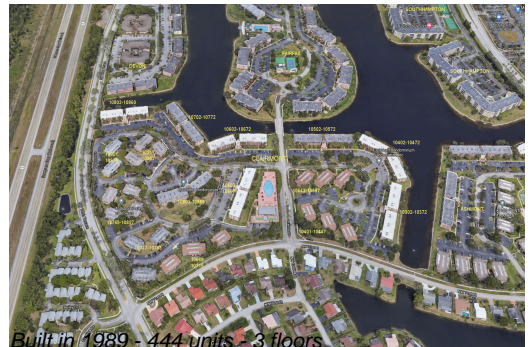
## Market Information



Clairmont (Kings Point):	\$161/sq. ft.	Tamarac:	\$181/sq. ft.
Tamarac:	\$181/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Clairmont (Kings Point)	5%
Tamarac	3%
Broward	4%



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

Clairmont (Kings Point)	53 days
Tamarac	66 days
Broward	72 days