

Unit 7759 Ashmont Cir # 103 - Ashmont (Kings Point)

7759 Ashmont Cir # 103 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10446105
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Pool Area View
 List Price: \$170,000
 List PPSF: \$206
 Valuated Price: \$152,000
 Valuated PPSF: \$184

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: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 2

Building Association Information

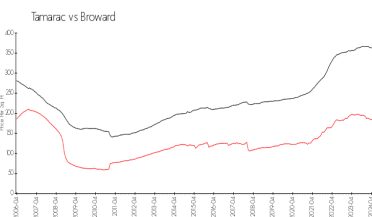
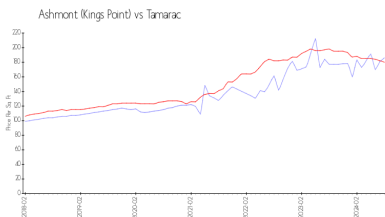
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-206	827 sq ft	Jul 2024	\$149,999	\$181
7265	1,085 sq ft	Jun 2024	\$153,000	\$141
203	1,010 sq ft	May 2024	\$185,000	\$183
210	1,085 sq ft	May 2024	\$217,000	\$200
211	827 sq ft	May 2024	\$146,500	\$177

Market Information



Ashmont (Kings Point):	\$186/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale



Ashmont (Kings Point)	2%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	59 days
Tamarac	64 days
Broward	72 days