

# Unit 10641 W Clairmont Cir # 203 - Clairmont (Kings Point)

10641 W Clairmont Cir # 203 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10447288  
 Status: Active  
 Size: 1,228 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Pool Area View  
 List Price: \$190,000  
 List PPSF: \$155  
 Valuated Price: \$191,000  
 Valuated PPSF: \$156

*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: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

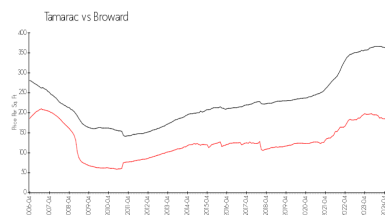
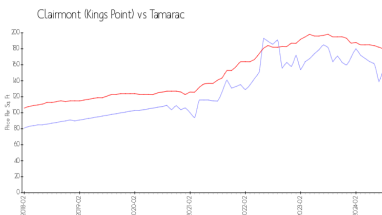
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

## Market Information



Clairmont (Kings Point):	\$155/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

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

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

Clairmont (Kings Point)	52 days
Tamarac	64 days
Broward	72 days