

Unit 10768 W Clairmont Cir # 303 - Clairmont (Kings Point)

10768 W Clairmont Cir # 303 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10451022
Status:	Active
Size:	1,222 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$199,900
List PPSF:	\$164
Valuated Price:	\$193,000
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:	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

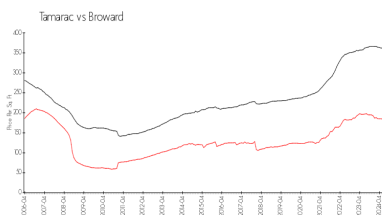
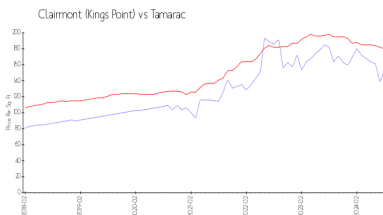
Building Association Information

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