

Unit 7122 Ashmont Cir # 106 - Ashmont (Kings Point)

7122 Ashmont Cir # 106 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10456714
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Garden View
 List Price: \$210,000
 List PPSF: \$254
 Valuated Price: \$147,000
 Valuated PPSF: \$178

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

Building Association Information

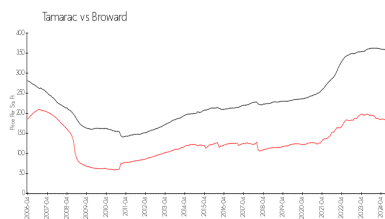
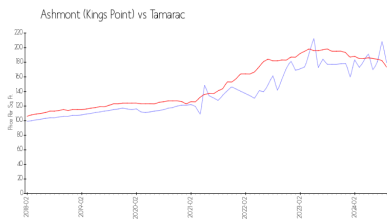
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,085 sq ft	Nov 2024	\$235,000	\$217
105	1,010 sq ft	Sep 2024	\$162,500	\$161
103	1,010 sq ft	Sep 2024	\$195,000	\$193
101	827 sq ft	Aug 2024	\$170,600	\$206
2-206	827 sq ft	Jul 2024	\$149,999	\$181
205	827 sq ft	Jul 2024	\$164,900	\$199

Market Information



Ashmont (Kings Point):	\$179/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Ashmont (Kings Point) 3%



Tamarac	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	65 days
Tamarac	72 days
Broward	75 days