

Unit 10675 W Clairmont Cir # 202 - Clairmont (Kings Point)

10675 W Clairmont Cir # 202 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10460336
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$170,000
 List PPSF: \$206
 Valuated Price: \$120,000
 Valuated PPSF: \$145

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: 26
 Building inventory for sale: 5%
 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

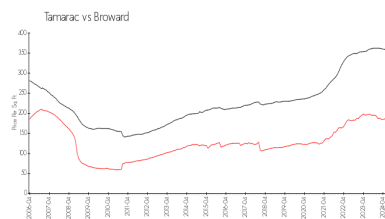
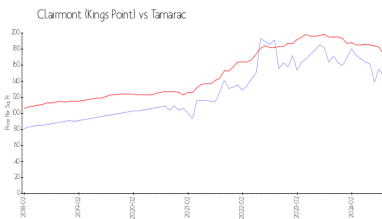
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	1,230 sq ft	Sep 2024	\$217,000	\$176
311	1,228 sq ft	Sep 2024	\$170,000	\$138
10905	1,163 sq ft	Sep 2024	\$125,000	\$107
307	1,228 sq ft	Sep 2024	\$156,000	\$127
10402	1,255 sq ft	Aug 2024	\$199,000	\$159

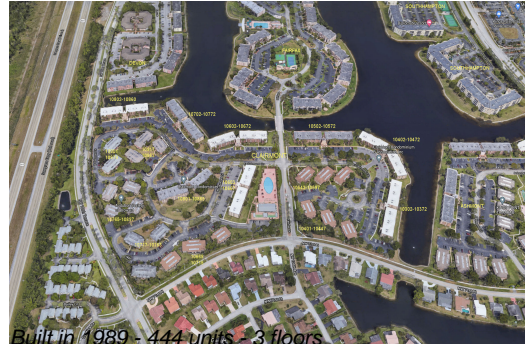
Market Information



Clairmont (Kings Point):	\$145/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Clairmont (Kings Point) 6%
 Tamarac 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	79 days
Tamarac	71 days
Broward	74 days