

# Unit 7200 Ashmont Cir # 113 - Ashmont (Kings Point)

7200 Ashmont Cir # 113 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10462895  
 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: \$173,000  
 List PPSF: \$209  
 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: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

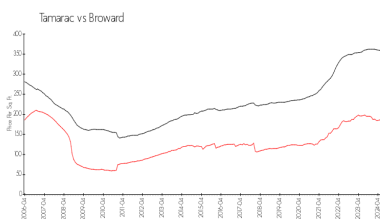
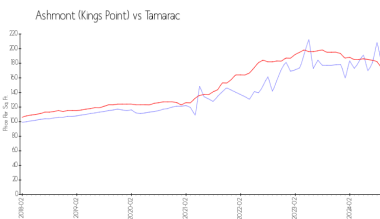
Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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.

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 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)	64 days
Tamarac	71 days
Broward	74 days