

# Unit 10441 E Clairmont Cir # 103 - Clairmont (Kings Point)

10441 E Clairmont Cir # 103 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10463775  
 Status: Closed  
 Size: 827 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$85,000  
 List PPSF: \$103  
 Valuated Price: \$97,000  
 Valuated PPSF: \$117

*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: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 5

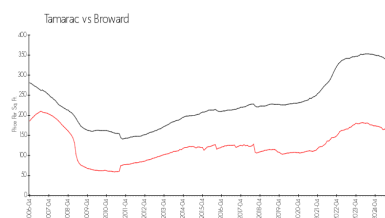
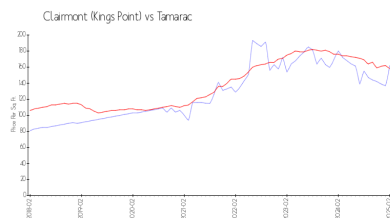
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,294 sq ft	Apr 2025	\$145,000	\$112
111	1,294 sq ft	Mar 2025	\$146,000	\$113
103	827 sq ft	Feb 2025	\$75,000	\$91
105	1,063 sq ft	Feb 2025	\$187,000	\$176
303	1,222 sq ft	Jan 2025	\$170,000	\$139

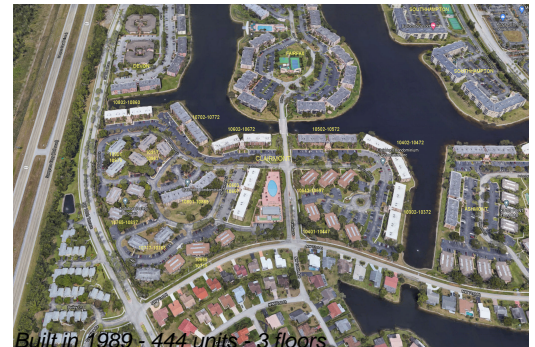
## Market Information



Clairmont (Kings Point):	\$118/sq. ft.	Tamarac:	\$150/sq. ft.
Tamarac:	\$150/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

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



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

Clairmont (Kings Point)	86 days
Tamarac	79 days
Broward	83 days