

Unit 10693 W Clairmont Cir # 107 - Clairmont (Kings Point)

10693 W Clairmont Cir # 107 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10471788
Status:	Active
Size:	1,163 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Garden View
List Price:	\$225,000
List PPSF:	\$193
Valuated Price:	\$156,000
Valuated PPSF:	\$134

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:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

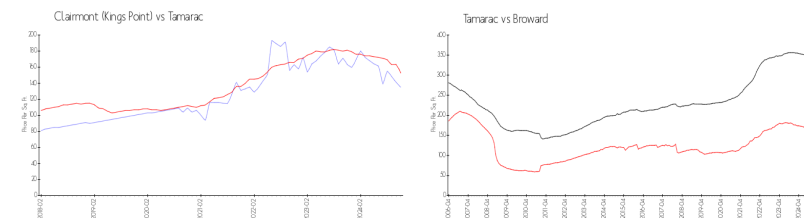
Building Association Information

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):	\$135/sq. ft.	Tamarac:	\$153/sq. ft.
Tamarac:	\$153/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	83 days
Tamarac	73 days
Broward	76 days