

Unit 7448 Ashmont Cir # 312 - Ashmont (Kings Point)

7448 Ashmont Cir # 312 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10500505
Status:	Active
Size:	1,085 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$254,900
List PPSF:	\$235
Valuated Price:	\$136,000
Valuated PPSF:	\$135

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

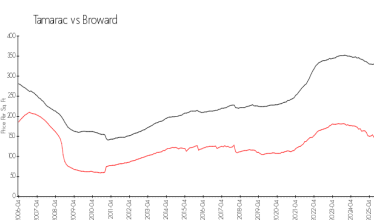
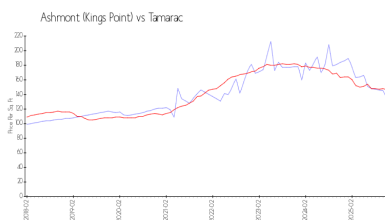
Kings Point in Tamarac
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,010 sq ft	Dec 2025	\$112,000	\$111
104	827 sq ft	Oct 2025	\$120,000	\$145
212	627 sq ft	Oct 2025	\$90,000	\$144
102	827 sq ft	Jul 2025	\$115,000	\$139
110	1,010 sq ft	Jul 2025	\$190,000	\$188
112	627 sq ft	Jul 2025	\$79,900	\$127
7849	624 sq ft	Jul 2025	\$85,000	\$136

Market Information



Ashmont (Kings Point):	\$133/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale



Ashmont (Kings Point)	5%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	91 days
Tamarac	88 days
Broward	88 days