

Unit 10909 W Clairmont Cir # 103 - Clairmont (Kings Point)

10909 W Clairmont Cir # 103 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10519606
Status:	Active
Size:	1,163 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$119,900
List PPSF:	\$103
Valuated Price:	\$121,000
Valuated PPSF:	\$104

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:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Building Association Information

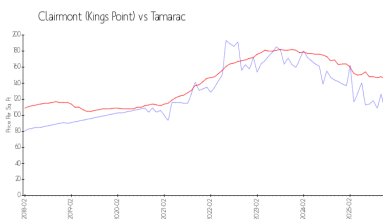
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://>

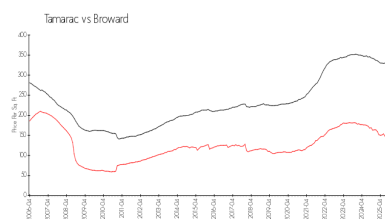
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,063 sq ft	Dec 2025	\$125,000	\$118
302	1,228 sq ft	Nov 2025	\$130,000	\$106
110	1,228 sq ft	Oct 2025	\$200,000	\$163
305	1,228 sq ft	Oct 2025	\$110,000	\$90
302	1,222 sq ft	Sep 2025	\$135,000	\$110

Market Information



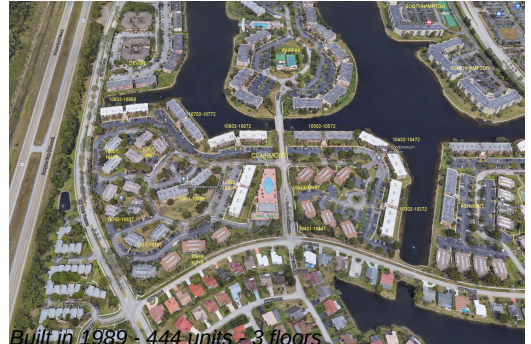
Clairmont (Kings Point): \$105/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Clairmont (Kings Point) 4%



Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	97 days
Tamarac	87 days
Broward	88 days