

Unit 7442 Ashmont Cir # 203 - Ashmont (Kings Point)

7442 Ashmont Cir # 203 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10545069
 Status: Active
 Size: 1,085 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Lake
 List Price: \$168,000
 List PPSF: \$155
 Valuated Price: \$156,000
 Valuated PPSF: \$154

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: 23
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

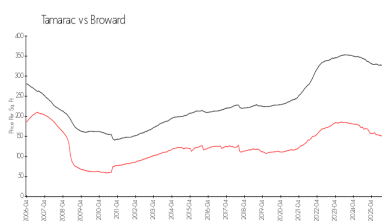
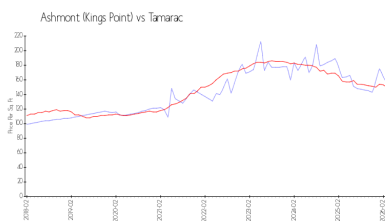
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<https://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	627 sq ft	Feb 2026	\$83,000	\$132
7612	1,095 sq ft	Feb 2026	\$90,000	\$82
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7612	1,095 sq ft	Feb 2026	\$90,000	\$82
212	827 sq ft	Jan 2026	\$145,000	\$175

Market Information



Ashmont (Kings Point): \$155/sq. ft.
 Tamarac: \$150/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Ashmont (Kings Point) 8%
 Tamarac 5%



Broward	6%
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Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	107 days
Tamarac	93 days
Broward	89 days