

# Unit 7544 Ashmont Cir # 202 - Ashmont (Kings Point)

7544 Ashmont Cir # 202 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10549855  
Status: Active  
Size: 1,010 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Assigned, Guest  
View: Water  
List Price: \$174,900  
List PPSF: \$173  
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

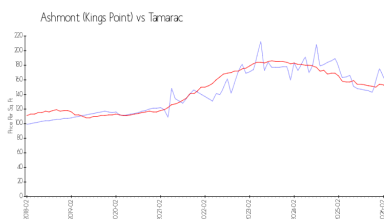
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<https://kingspoint.com/>

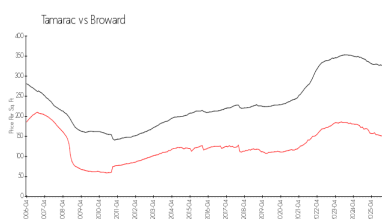
## Recent Sales

| 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.



Tamarac: \$150/sq. ft.  
Broward: \$306/sq. ft.

## Inventory for Sale

Ashmont (Kings Point) 8%  
Tamarac 5%



|         |    |
|---------|----|
| Broward | 6% |
|---------|----|

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

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