

Unit 7422 Ashmont Cir # 101 - Ashmont (Kings Point)

7422 Ashmont Cir # 101 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: RX-10988476
 Status: Active Under Contract
 Size: 1,010 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake
 List Price: \$175,000
 List PPSF: \$173
 Valuated Price: \$209,000
 Valuated PPSF: \$207

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 5

Building Association Information

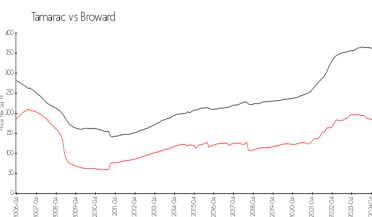
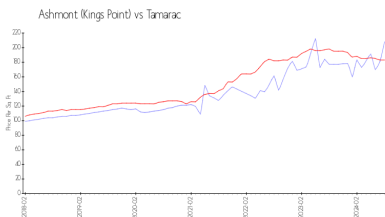
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,010 sq ft	Sep 2024	\$162,500	\$161
103	1,010 sq ft	Sep 2024	\$195,000	\$193
101	827 sq ft	Aug 2024	\$170,600	\$206
2-206	827 sq ft	Jul 2024	\$149,999	\$181
7265	1,085 sq ft	Jun 2024	\$153,000	\$141

Market Information



Ashmont (Kings Point):	\$208/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	60 days
Tamarac	64 days
Broward	72 days