

Unit 10603 W Clairmont Cir # 111 - Clairmont (Kings Point)

10603 W Clairmont Cir # 111 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: RX-10991370
 Status: Active
 Size: 1,294 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Guest
 View:
 List Price: \$199,900
 List PPSF: \$154
 Valuated Price: \$207,000
 Valuated PPSF: \$160

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: 20
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

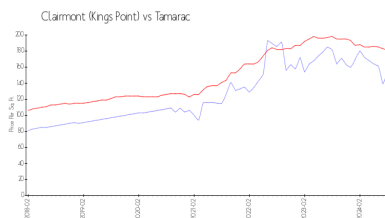
Building Association Information

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

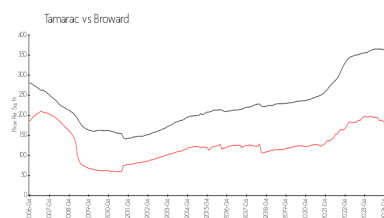
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,228 sq ft	Sep 2024	\$170,000	\$138
10905	1,163 sq ft	Sep 2024	\$125,000	\$107
10402	1,255 sq ft	Aug 2024	\$199,000	\$159
201	1,294 sq ft	Jul 2024	\$198,000	\$153
302	1,228 sq ft	Jul 2024	\$155,000	\$126

Market Information



Clairmont (Kings Point): \$161/sq. ft.
 Tamarac: \$181/sq. ft.



Tamarac: \$181/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	53 days
Tamarac	66 days
Broward	72 days