

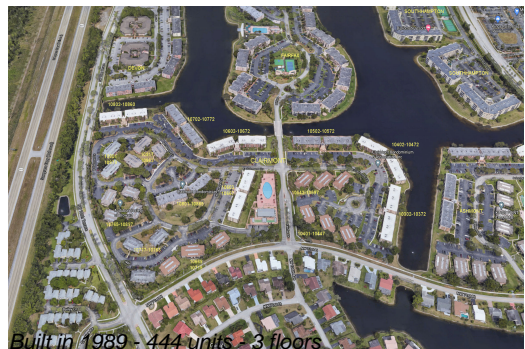
Unit 10603 W Clairmont Cir # 111 - Clairmont (Kings Point)

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: \$209,900
 List PPSF: \$162
 Valuated Price: \$199,000
 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: 444
 Number of active listings for rent: 0
 Number of active listings for sale: 16
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

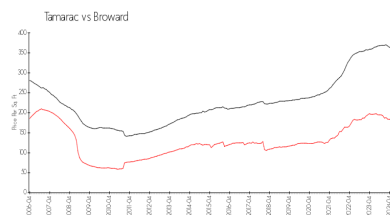
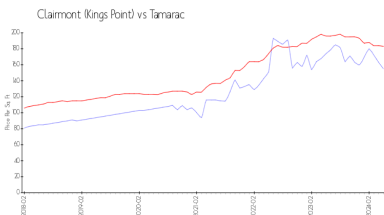
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,222 sq ft	Jun 2024	\$200,000	\$164
112	1,294 sq ft	Apr 2024	\$210,000	\$162
312	1,294 sq ft	Apr 2024	\$180,000	\$139
111	1,230 sq ft	Mar 2024	\$180,000	\$146
109	980 sq ft	Mar 2024	\$220,000	\$224
110	1,228 sq ft	Mar 2024	\$210,000	\$171

Market Information



Clairmont (Kings Point):	\$155/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Clairmont (Kings Point)	50 days
Tamarac	58 days
Broward	69 days