

# Unit 10443 E Clairmont Cir # 203 - Clairmont (Kings Point)

10443 E Clairmont Cir # 203 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: RX-10991776  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Guest  
 View: Garden  
 List Price: \$240,000  
 List PPSF: \$290  
 Valuated Price: \$133,000  
 Valuated PPSF: \$161

*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

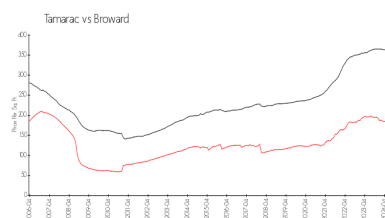
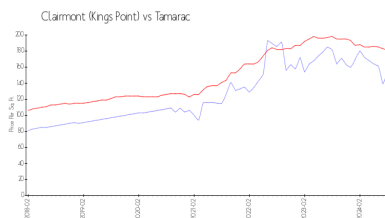
## Building Association Information

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

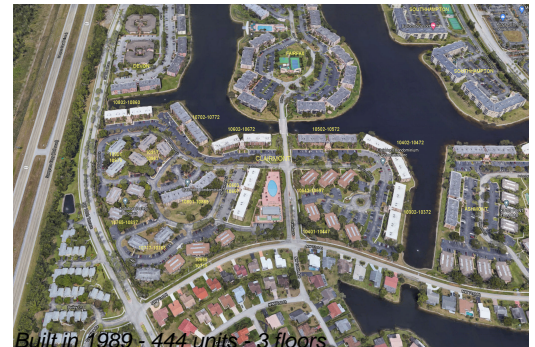
## Market Information



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