

# Unit 7837 Ashmont Cir # 212 - Ashmont (Kings Point)

7837 Ashmont Cir # 212 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	RX-10995726
Status:	Active
Size:	627 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Other
List Price:	\$129,900
List PPSF:	\$207
Valuated Price:	\$117,000
Valuated PPSF:	\$187

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

## Building Association Information

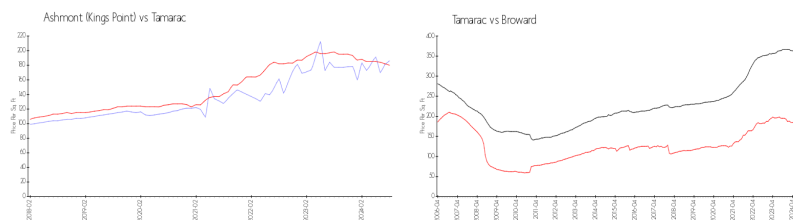
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-206	827 sq ft	Jul 2024	\$149,999	\$181
7265	1,085 sq ft	Jun 2024	\$153,000	\$141
203	1,010 sq ft	May 2024	\$185,000	\$183
210	1,085 sq ft	May 2024	\$217,000	\$200
211	827 sq ft	May 2024	\$146,500	\$177

## Market Information



Ashmont (Kings Point):	\$186/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale



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

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

Ashmont (Kings Point)	59 days
Tamarac	64 days
Broward	72 days