

Unit 7106 Ashmont Cir # 102 - Ashmont (Kings Point)

7106 Ashmont Cir # 102 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: RX-11025983
 Status: Active Under Contract
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Garden
 List Price: \$147,000
 List PPSF: \$178
 Valuated Price: \$155,000
 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: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

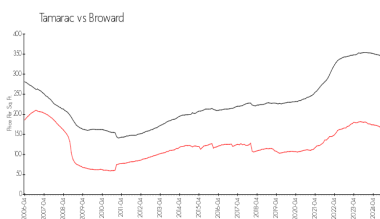
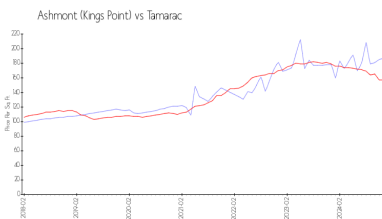
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	827 sq ft	Dec 2024	\$165,000	\$200
104	1,085 sq ft	Nov 2024	\$235,000	\$217
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

Market Information



Ashmont (Kings Point): \$189/sq. ft.
 Tamarac: \$157/sq. ft.
 Tamarac: \$157/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Ashmont (Kings Point) 3%
 Tamarac 4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)

72 days

Tamarac

74 days

Broward

78 days