

Unit 7711 Ashmont Cir # 215 - Ashmont (Kings Point)

7711 Ashmont Cir # 215 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: RX-11122289
Status: Active
Size: 827 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned, Guest
View:
List Price: \$139,900
List PPSF: \$169
Valuated Price: \$111,000
Valuated PPSF: \$134

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: 14
Building inventory for sale: 4%
Number of sales over the last 12 months: 15
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 3

Building Association Information

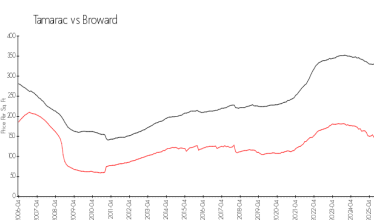
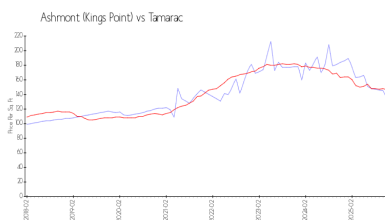
Kings Point in Tamarac
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<https://kingspoint.com/>

Recent Sales

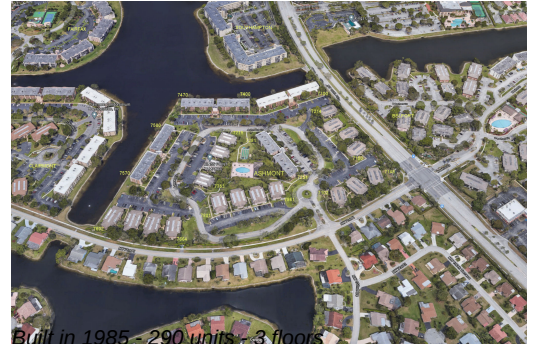
Unit #	Size	Closing Date	Sale Price	PPSF
104	1,010 sq ft	Dec 2025	\$112,000	\$111
104	827 sq ft	Oct 2025	\$120,000	\$145
212	627 sq ft	Oct 2025	\$90,000	\$144
102	827 sq ft	Jul 2025	\$115,000	\$139
110	1,010 sq ft	Jul 2025	\$190,000	\$188
112	627 sq ft	Jul 2025	\$79,900	\$127
7849	624 sq ft	Jul 2025	\$85,000	\$136

Market Information



Ashmont (Kings Point):	\$133/sq. ft.	Tamarac:	\$146/sq. ft.
Tamarac:	\$146/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	91 days
Tamarac	88 days
Broward	88 days