

# Unit 10412 E Clairmont Cir # 107 - Clairmont (Kings Point)

10412 E Clairmont Cir # 107 - 10602-10979 W Clairmont Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10433448  
 Status: Active  
 Size: 1,230 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake  
 List Price: \$259,000  
 List PPSF: \$211  
 Valuated Price: \$172,000  
 Valuated PPSF: \$140

*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: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

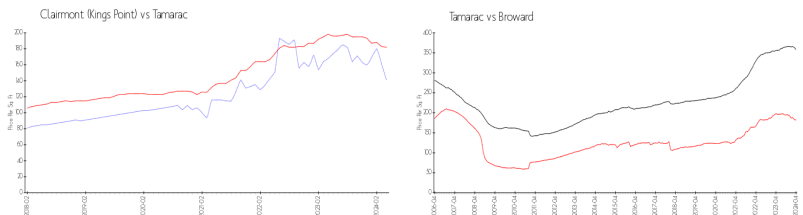
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
106	1,228 sq ft	Feb 2024	\$239,000	\$195
106	1,222 sq ft	Feb 2024	\$198,900	\$163

## Market Information



Clairmont (Kings Point):	\$141/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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

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

Clairmont (Kings Point)	48 days
Tamarac	56 days
Broward	67 days