

Unit 7314 Ashmont Cir # 105 - Ashmont (Kings Point)

7314 Ashmont Cir # 105 - 7102-7865 Ashmont Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: O6146748
 Status: ACTIVE
 Size: 1,085 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$205,000
 List PPSF: \$189
 Valuated Price: \$163,000
 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: 290
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 8

Building Association Information

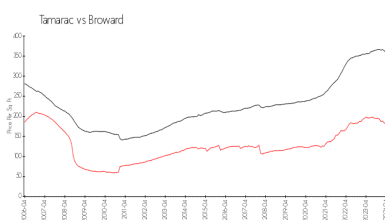
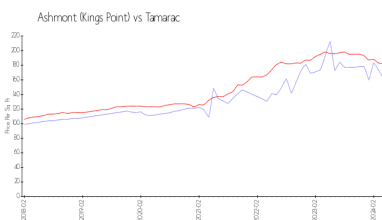
Kings Point in Tamarac
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
211	827 sq ft	May 2024	\$146,500	\$177
105	627 sq ft	Apr 2024	\$115,000	\$183
208	627 sq ft	Apr 2024	\$125,000	\$199
107	1,010 sq ft	Mar 2024	\$207,500	\$205
106	827 sq ft	Mar 2024	\$145,000	\$175
213	827 sq ft	Mar 2024	\$162,000	\$196

Market Information



Ashmont (Kings Point):	\$162/sq. ft.	Tamarac:	\$182/sq. ft.
Tamarac:	\$182/sq. ft.	Broward:	\$351/sq. ft.



Inventory for Sale

Ashmont (Kings Point)	2%
Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ashmont (Kings Point)	51 days
Tamarac	56 days
Broward	67 days