

# Unit 9636 S Belfort Cir # 209 - Belfort (Kings Point)

9636 S Belfort Cir # 209 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11544816
Status:	Active
Size:	827 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$180,000
List PPSF:	\$218
Valuated Price:	\$135,000
Valuated PPSF:	\$163

*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:	544
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

## Building Association Information

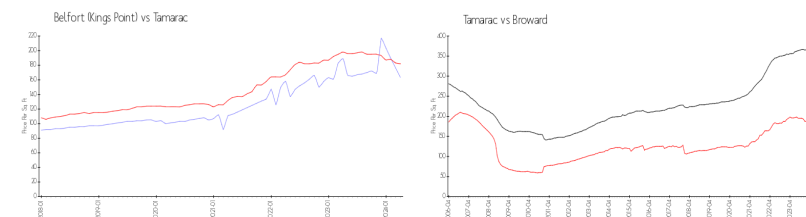
Kings Point  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	827 sq ft	Apr 2024	\$135,000	\$163
115	827 sq ft	Apr 2024	\$174,990	\$212
104	827 sq ft	Apr 2024	\$189,000	\$229
9373	627 sq ft	Apr 2024	\$99,000	\$158
103	827 sq ft	Apr 2024	\$180,000	\$218

## Market Information



Belfort (Kings Point): \$163/sq. ft.  
Tamarac: \$182/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale



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

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

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