Unit 1906 Belmont Ln - Belmont at North Lauderdale

1906 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11544855
Status:	Active Under Contract
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	$240,000
List PPSF:	$221
Valuated Price:	$239,000
Valuated PPSF:	$220

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.

Built in 2004 - 302 units floors

Building Information

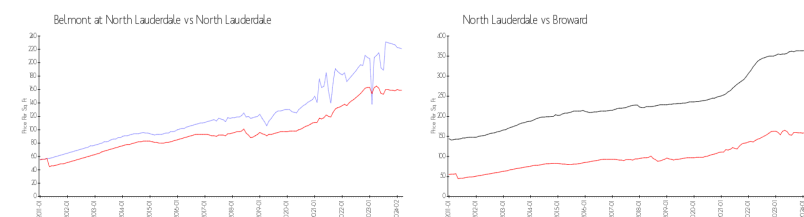|	
Number of units:	302
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

Belmont at North Lauderdale Condominium Association
managed by:
4502 Inverrary Boulevard
Lauderhill, FL 33319
On Call Management, LLC
T: (954)-667-3933
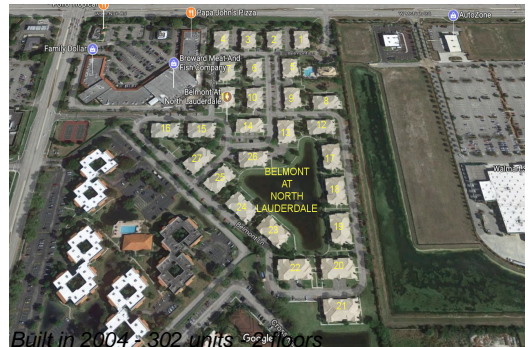F: (954)-667-3935
E: info@ocmfla.com
W: www.ocmfla.com

http://belmontnl.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401	1,162 sq ft	Apr 2024	$258,000	$222
209	1,276 sq ft	Mar 2024	$250,000	$196
601	1,162 sq ft	Mar 2024	$245,000	$211
304	878 sq ft	Jan 2024	$200,000	$228
2312	1,088 sq ft	Sep 2023	$250,000	$230

Market Information

Belmont at North $221/sq. ft.   North Lauderdale: $159/sq. ft.

Lauderdale:
North Lauderdale: $159/sq. ft.   Broward: $348/sq. ft.

Inventory for Sale

Belmont at North Lauderdale   0%
North Lauderdale   1%
Broward   3%

Avg. Time to Close Over Last 12 Months

Belmont at North Lauderdale   52 days
North Lauderdale   63 days
Broward   67 days