

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: \$238,000
 Valuated PPSF: \$219

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: 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: 4

Building Association Information

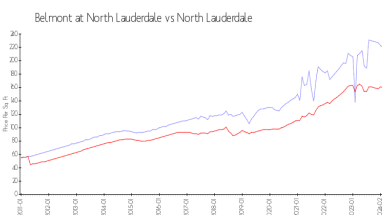
Belmont at North Lauderdale Condominium Association
 managed by:
 4502 Inverrary Boulevard
 Lauderdale, FL 33319
 On Call Management, LLC
 T: (954)-667-3933
 F: (954)-667-3935
 E: info@ocmfla.com
 W: www.ocmfla.com

<http://belmontnl.com/>

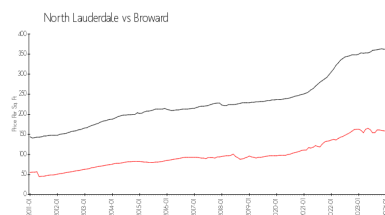
Recent Sales

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

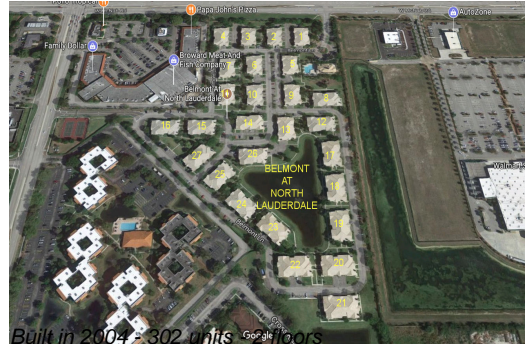
Market Information



Belmont at North \$220/sq. ft.



North Lauderdale: \$160/sq. ft.



Lauderdale:
North Lauderdale: \$160/sq. ft. Broward: \$349/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	60 days
Broward	66 days