

Unit 1205 Belmont Ln - Belmont at North Lauderdale

1205 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11555093
Status:	Pending
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$255,000
List PPSF:	\$219
Valuated Price:	\$257,000
Valuated PPSF:	\$221

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

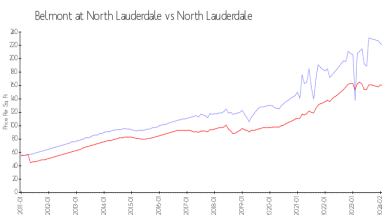
Belmont at North Lauderdale Condominium Association
 managed by:
 4502 Inverrary Boulevard
 Lauderdale, FL 33319
 On Call Management, LLC
 T: (954)-667-3933
 F: (954)-667-3935
 E: info@ocmfla.com
 W: www.ocmfla.com

<http://belmontnl.com/>

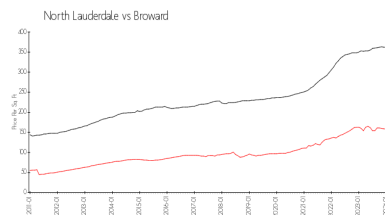
Recent Sales

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

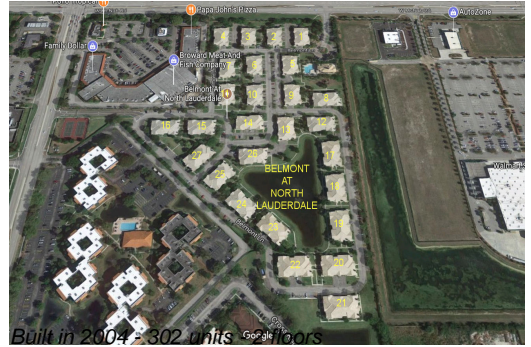
Market Information



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