

# Unit 9398 S Belfort Cir # 204 - Belfort (Kings Point)

9398 S Belfort Cir # 204 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11557814  
 Status: Active  
 Size: 1,163 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$195,000  
 List PPSF: \$168  
 Valuated Price: \$191,000  
 Valuated PPSF: \$164

*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: 16  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

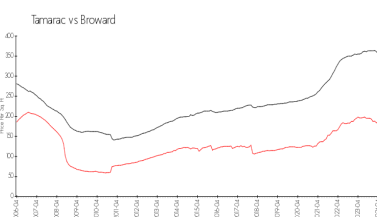
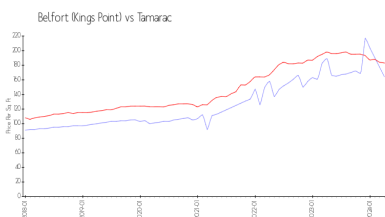
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<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): \$164/sq. ft.  
 Tamarac: \$183/sq. ft.

Tamarac: \$183/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale



|                       |    |
|-----------------------|----|
| Belfort (Kings Point) | 3% |
| Tamarac               | 3% |
| Broward               | 3% |

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

|                       |         |
|-----------------------|---------|
| Belfort (Kings Point) | 50 days |
| Tamarac               | 55 days |
| Broward               | 66 days |