

# Unit 9651 N Belfort Cir # 101 - Belfort (Kings Point)

9651 N Belfort Cir # 101 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11582840  
 Status: Pending  
 Size: 1,294 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$238,000  
 List PPSF: \$184  
 Valuated Price: \$213,000  
 Valuated PPSF: \$165

*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: 18  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 8

## Building Association Information

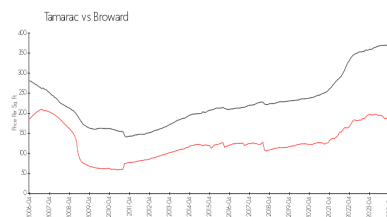
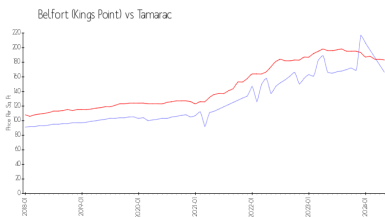
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	1,163 sq ft	Jun 2024	\$180,000	\$155
101	1,227 sq ft	Jun 2024	\$168,500	\$137
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): \$166/sq. ft.  
 Tamarac: \$183/sq. ft.

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 Broward: \$351/sq. ft.



### **Inventory for Sale**

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

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

Belfort (Kings Point)	52 days
Tamarac	58 days
Broward	69 days