

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:	\$246,000
Valuated PPSF:	\$190

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:	25
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	5

Building Association Information

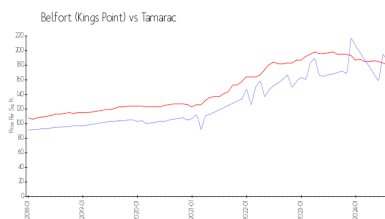
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

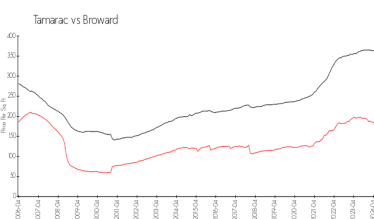
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,163 sq ft	Sep 2024	\$170,000	\$146
101	827 sq ft	Aug 2024	\$160,000	\$193
109	1,228 sq ft	Aug 2024	\$214,000	\$174
104	841 sq ft	Jul 2024	\$170,000	\$202
9772	1,163 sq ft	Jul 2024	\$225,000	\$193

Market Information



Belfort (Kings Point): \$191/sq. ft.
Tamarac: \$181/sq. ft.



Tamarac: \$181/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Belfort (Kings Point)	5%
Tamarac	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Belfort (Kings Point)	70 days
Tamarac	66 days
Broward	72 days