

Unit 9588 N Belfort Cir # 111 - Belfort (Kings Point)

9588 N Belfort Cir # 111 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11592996 |
| Status: | Active |
| Size: | 1,163 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$227,000 |
| List PPSF: | \$195 |
| Valuated Price: | \$221,000 |
| 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

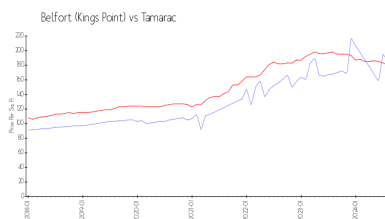
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

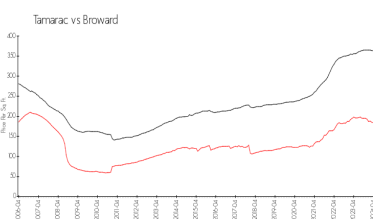
Recent Sales

| 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 |