

Unit 9397 S Belfort Cir # 105 - Belfort (Kings Point)

9397 S Belfort Cir # 105 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11601047 |
| Status: | Active |
| Size: | 827 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$190,000 |
| List PPSF: | \$230 |
| Valuated Price: | \$136,000 |
| 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: | 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

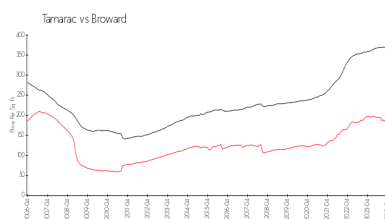
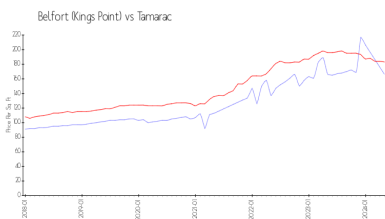
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<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.

Tamarac: \$183/sq. ft.
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 |