

# 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:	Cancelled
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:	\$157,000
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

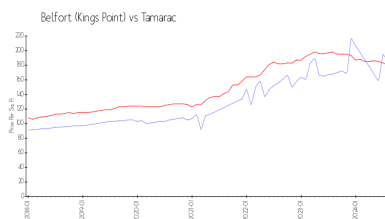
Kings Point  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

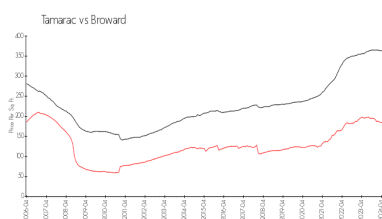
## Recent Sales

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