

# Unit 9635 N Belfort Cir # 109 - Belfort (Kings Point)

9635 N Belfort Cir # 109 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	A11603359
Status:	Active
Size:	1,228 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$224,000
List PPSF:	\$182
Valuated Price:	\$202,000
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

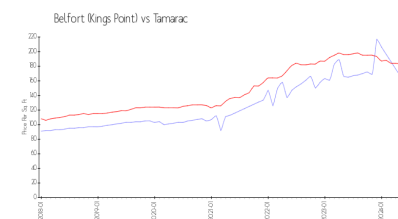
Kings Point  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://kingspoint.com/>

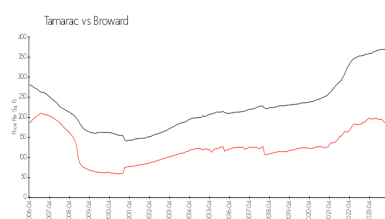
## Recent Sales

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: \$351/sq. ft.  
Broward: \$183/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	59 days
Broward	69 days