

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: \$230,000
 List PPSF: \$187
 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

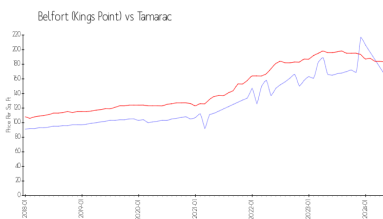
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

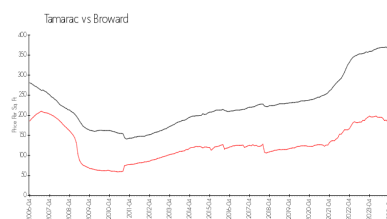
Recent Sales

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: \$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