

Unit 208 Belmont Ln - Belmont at North Lauderdale

208 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number:	A11605189
Status:	Active
Size:	1,035 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$260,000
List PPSF:	\$251
Valuated Price:	\$224,000
Valuated PPSF:	\$216

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:	302
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Building Association Information

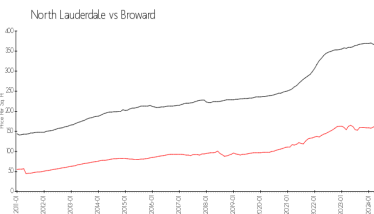
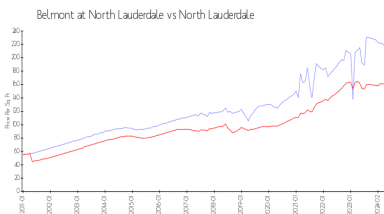
Belmont at North Lauderdale Condominium Association
 managed by:
 4502 Inverrary Boulevard
 Lauderdale, FL 33319
 On Call Management, LLC
 T: (954)-667-3933
 F: (954)-667-3935
 E: info@ocmfla.com
 W: www.ocmfla.com

<http://belmontnl.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2503	1,154 sq ft	Jun 2024	\$255,000	\$221
1205	1,162 sq ft	May 2024	\$250,000	\$215
1906	1,088 sq ft	May 2024	\$240,000	\$221
2401	1,162 sq ft	Apr 2024	\$258,000	\$222
209	1,276 sq ft	Mar 2024	\$250,000	\$196
601	1,162 sq ft	Mar 2024	\$245,000	\$211

Market Information



Belmont at North Lauderdale:	\$218/sq. ft.	North Lauderdale:	\$161/sq. ft.
North Lauderdale:	\$161/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Belmont at North Lauderdale	0%
North Lauderdale	1%
Broward	4%

Avg. Time to Close Over Last 12 Months

Belmont at North Lauderdale	52 days
North Lauderdale	65 days
Broward	69 days