

# 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

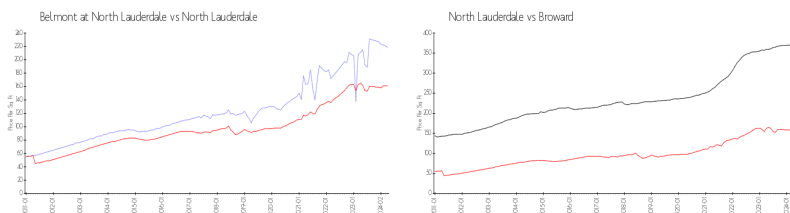
Belmont at North Lauderdale Condominium Association  
managed by:  
4502 Inverrary Boulevard  
Lauderhill, FL 33319  
On Call Management, LLC  
T: (954)-667-3933  
F: (954)-667-3935  
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<http://belmontnl.com/>

## 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	60 days
Broward	69 days