

# 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:	A11622985
Status:	Active
Size:	827 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$159,000
List PPSF:	\$192
Valuated Price:	\$152,000
Valuated PPSF:	\$184

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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

## Building Association Information

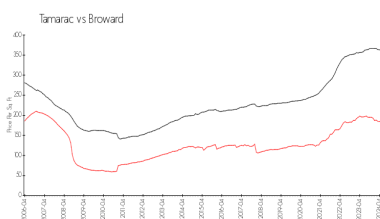
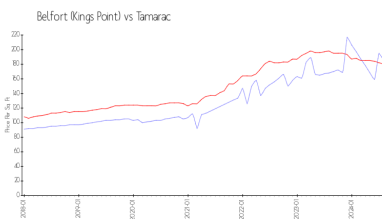
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
109	1,163 sq ft	Jun 2024	\$220,000	\$189
308	1,227 sq ft	Jun 2024	\$215,000	\$175
210	1,163 sq ft	Jun 2024	\$180,000	\$155
101	1,227 sq ft	Jun 2024	\$168,500	\$137

## Market Information



Belfort (Kings Point): \$185/sq. ft.  
 Tamarac: \$180/sq. ft.

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 Broward: \$346/sq. ft.



## Inventory for Sale

Belfort (Kings Point)	4%
Tamarac	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Belfort (Kings Point)	61 days
Tamarac	64 days
Broward	72 days