

Unit 2607 Belmont Ln - Belmont at North Lauderdale

2607 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

Unit Information

MLS Number: A11625716
 Status: Active
 Size: 1,480 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$380,000
 List PPSF: \$257
 Valuated Price: \$336,000
 Valuated PPSF: \$227

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: 3
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

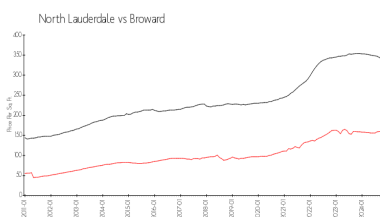
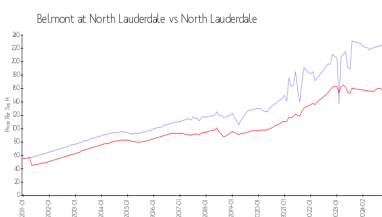
Belmont at North Lauderdale Condominium Association
 managed by:
 4502 Inverrary Boulevard
 Lauderdale, FL 33319
 On Call Management, LLC
 T: (954)-667-3933
 F: (954)-667-3935
 E: info@ocmfla.com
 W: www.ocmfla.com

<http://belmontnl.com/>

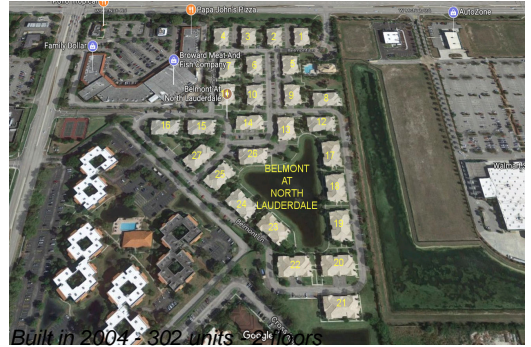
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	1,162 sq ft	Nov 2024	\$240,000	\$207
901	1,162 sq ft	Nov 2024	\$258,000	\$222
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

Market Information



Belmont at North Lauderdale: \$229/sq. ft.
 North Lauderdale: \$157/sq. ft.
 North Lauderdale: \$157/sq. ft.
 Broward: \$334/sq. ft.



Inventory for Sale

Belmont at North Lauderdale	1%
North Lauderdale	2%
Broward	5%

Avg. Time to Close Over Last 12 Months

Belmont at North Lauderdale	48 days
North Lauderdale	62 days
Broward	78 days