

Unit 9677 N Belfort Cir # 312 - Belfort (Kings Point)

9677 N Belfort Cir # 312 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	A11636984
Status:	Active
Size:	1,294 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$189,000
List PPSF:	\$146
Valuated Price:	\$193,000
Valuated PPSF:	\$149

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:	28
Building inventory for sale:	5%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

Building Association Information

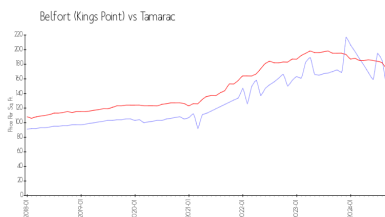
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

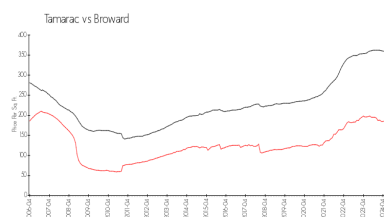
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9639	1,227 sq ft	Nov 2024	\$239,000	\$195
103	1,228 sq ft	Oct 2024	\$234,000	\$191
105	827 sq ft	Oct 2024	\$157,000	\$190
108	1,163 sq ft	Sep 2024	\$170,000	\$146
101	827 sq ft	Aug 2024	\$160,000	\$193
109	1,228 sq ft	Aug 2024	\$214,000	\$174

Market Information



Belfort (Kings Point): \$147/sq. ft.
Tamarac: \$173/sq. ft.



Tamarac: \$173/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Belfort (Kings Point)	5%
Tamarac	4%



Broward	4%
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Avg. Time to Close Over Last 12 Months

Belfort (Kings Point)	69 days
Tamarac	71 days
Broward	74 days