

# 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

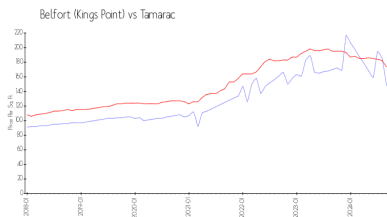
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

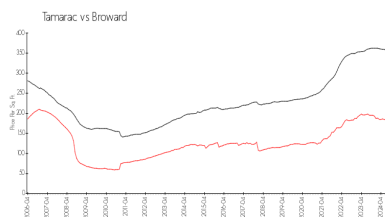
## Recent Sales

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%

**Avg. Time to Close Over Last 12 Months**

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