

Unit 9526 N Belfort Cir # 107 - Belfort (Kings Point)

9526 N Belfort Cir # 107 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: A11640351
 Status: Active
 Size: 1,163 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$175,000
 List PPSF: \$150
 Valuated Price: \$170,000
 Valuated PPSF: \$146

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

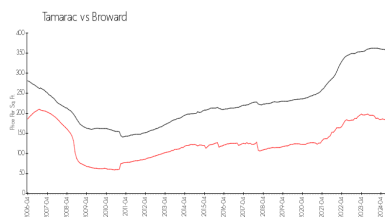
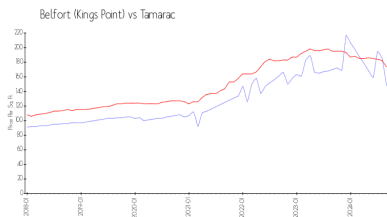
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<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