

# Unit 1807 Belmont Ln - Belmont at North Lauderdale

1807 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11858622                         |
| Status:         | Active                            |
| Size:           | 1,553 Sq ft.                      |
| Bedrooms:       | 3                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$289,000                         |
| List PPSF:      | \$186                             |
| Valuated Price: | \$304,000                         |
| Valuated PPSF:  | \$196                             |

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:      | 8   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

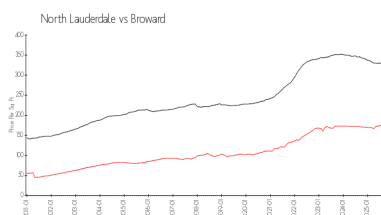
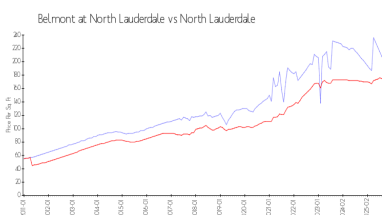
Belmont at North Lauderdale Condominium Association  
managed by:  
4502 Inverrary Boulevard  
Lauderhill, FL 33319  
On Call Management, LLC  
T: (954)-667-3933  
F: (954)-667-3935  
E: info@ocmfla.com  
W: www.ocmfla.com

<https://belmontnl.com/>

## Recent Sales

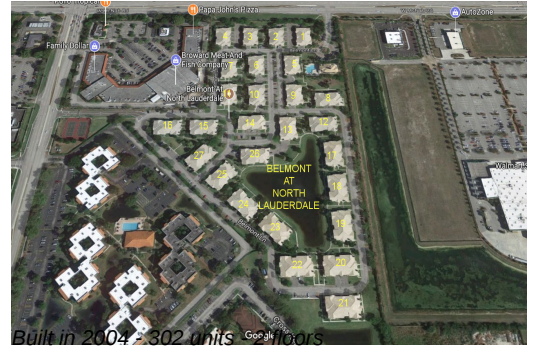
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 503    | 1,154 sq ft | Dec 2025     | \$255,000  | \$221 |
| 208    | 1,035 sq ft | Sep 2025     | \$240,000  | \$232 |
|        | 1,162 sq ft | May 2025     | \$275,000  | \$237 |
| 1805   | 1,162 sq ft | Apr 2025     | \$218,000  | \$188 |
| 1007   | 1,480 sq ft | Mar 2025     | \$277,000  | \$187 |

## Market Information



Belmont at North Lauderdale: \$195/sq. ft.  
North Lauderdale: \$171/sq. ft.

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Broward: \$311/sq. ft.



**Inventory for Sale**

|                             |    |
|-----------------------------|----|
| Belmont at North Lauderdale | 3% |
| North Lauderdale            | 2% |
| Broward                     | 4% |

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

|                             |         |
|-----------------------------|---------|
| Belmont at North Lauderdale | 62 days |
| North Lauderdale            | 70 days |
| Broward                     | 88 days |