

Unit 704 Belmont Ln - Belmont at North Lauderdale

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

Unit Information

MLS Number: A11915157
Status: Active
Size: 878 Sq ft.
Bedrooms: 1
Full Bathrooms: 1
Half Bathrooms: 0
Parking Spaces: 1 Space,Assigned Parking
View:
List Price: \$220,000
List PPSF: \$251
Valuated Price: \$172,000
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

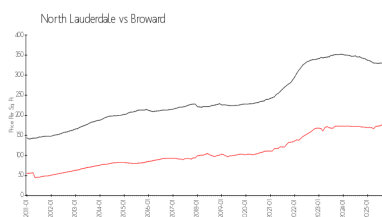
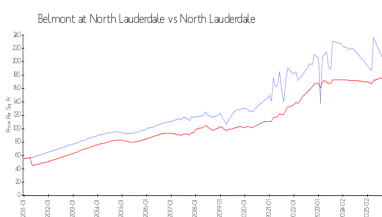
Belmont at North Lauderdale Condominium Association
managed by:
4502 Inverrary Boulevard
Lauderhill, FL 33319
On Call Management, LLC
T: (954)-667-3933
F: (954)-667-3935
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<https://belmontnl.com/>

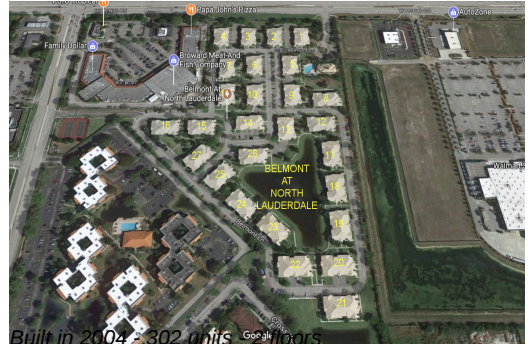
Recent Sales

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.
North Lauderdale:	\$171/sq. ft.	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