Unit 802 Belmont Ln - Belmont at North Lauderdale

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

Unit Information

MLS Number:	A11930105
Status:	Active
Size:	878 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	$225,000
List PPSF:	$256
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.

Built in 2004 - 302 units - floors

Building Information

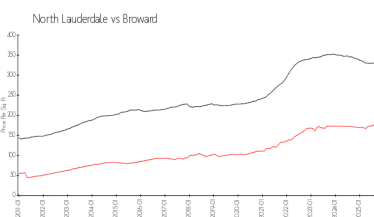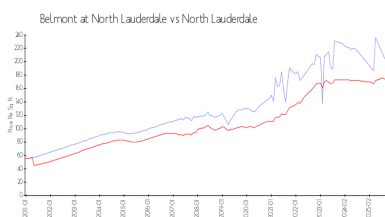|	
Number of units:	302
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

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.
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