

# Unit 9525 Weldon Cir # H116 - Weldon (Kings Point)

9525 Weldon Cir # H116 - 9511 Weldon Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10369081
Status:	Active Under Contract
Size:	1,298 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$294,900
List PPSF:	\$227
Valuated Price:	\$213,000
Valuated PPSF:	\$164

*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:	652
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	8

## Building Association Information

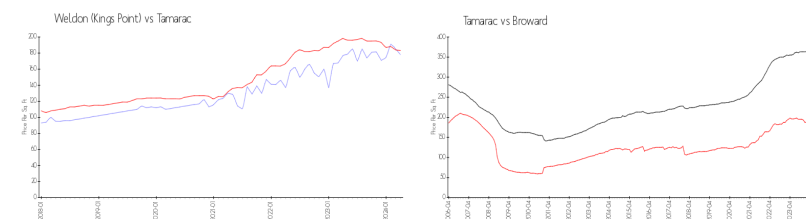
Kings Point in Tamarac  
7620 Nob Hill Road, Tamarac,  
FL 33321  
Tel. (954)726-4120

<http://BrowardTamaracWeldon Cir>

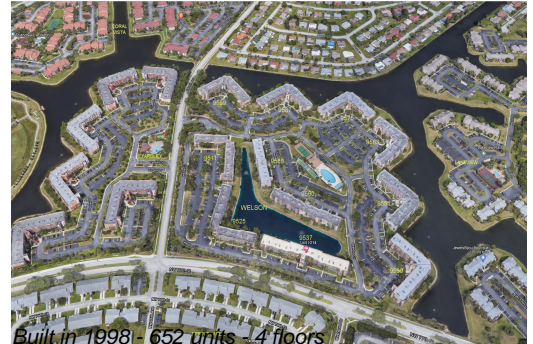
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H-110	980 sq ft	Apr 2024	\$215,000	\$219
A408	1,469 sq ft	Apr 2024	\$314,000	\$214
I408	980 sq ft	Mar 2024	\$172,500	\$176
215	1,153 sq ft	Feb 2024	\$187,500	\$163
415	1,450 sq ft	Feb 2024	\$240,000	\$166
F314	1,215 sq ft	Feb 2024	\$195,000	\$160
K203	1,080 sq ft	Feb 2024	\$240,000	\$222
A212	1,215 sq ft	Feb 2024	\$225,000	\$185

## Market Information



Weldon (Kings Point):	\$178/sq. ft.	Tamarac:	\$183/sq. ft.
Tamarac:	\$183/sq. ft.	Broward:	\$348/sq. ft.



**Inventory for Sale**

Weldon (Kings Point)	1%
Tamarac	3%
Broward	3%

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

Weldon (Kings Point)	53 days
Tamarac	55 days
Broward	66 days