

# Unit 9575 Weldon Cir # C209 - Weldon (Kings Point)

9575 Weldon Cir # C209 - 9511 Weldon Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number:	F10444297
Status:	Pending
Size:	1,469 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	2
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Water View
List Price:	\$245,000
List PPSF:	\$167
Valuated Price:	\$255,000
Valuated PPSF:	\$174

*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:	10
Building inventory for sale:	1%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

## Building Association Information

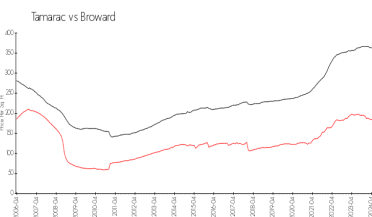
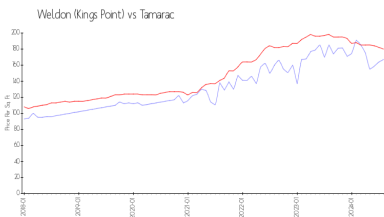
Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://BrowardTamaracWeldon Cir>

## Recent Sales

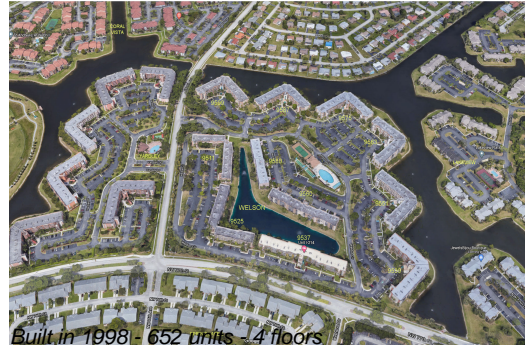
Unit #	Size	Closing Date	Sale Price	PPSF
301	1,450 sq ft	Aug 2024	\$205,000	\$141
C313	1,215 sq ft	May 2024	\$133,000	\$109
H401	1,298 sq ft	May 2024	\$210,000	\$162
410	1,215 sq ft	May 2024	\$205,000	\$169
102	980 sq ft	May 2024	\$168,000	\$171

## Market Information



Weldon (Kings Point):	\$167/sq. ft.	Tamarac:	\$180/sq. ft.
Tamarac:	\$180/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale



Weldon (Kings Point)	2%
Tamarac	3%
Broward	4%

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

Weldon (Kings Point)	68 days
Tamarac	64 days
Broward	72 days