

# Unit 9589 N Belfort Cir # 306 - Belfort (Kings Point)

9589 N Belfort Cir # 306 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10446894  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Lagoon  
 List Price: \$159,000  
 List PPSF: \$121  
 Valuated Price: \$238,000  
 Valuated PPSF: \$194

*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: 544  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 4

## Building Association Information

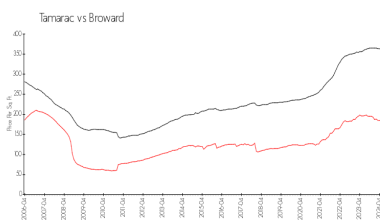
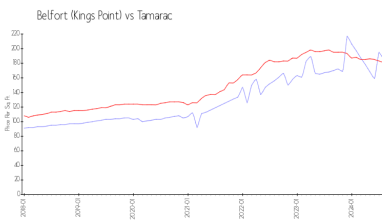
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<http://kingspoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,163 sq ft	Sep 2024	\$170,000	\$146
101	827 sq ft	Aug 2024	\$160,000	\$193
109	1,228 sq ft	Aug 2024	\$214,000	\$174
104	841 sq ft	Jul 2024	\$170,000	\$202
9772	1,163 sq ft	Jul 2024	\$225,000	\$193

## Market Information



Belfort (Kings Point): \$191/sq. ft.  
 Tamarac: \$181/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Belfort (Kings Point) 4%  
 Tamarac 3%  
 Broward 4%



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

Belfort (Kings Point)	70 days
Tamarac	66 days
Broward	72 days