

Unit 9955 N Belfort Cir # 112 - Belfort (Kings Point)

9955 N Belfort Cir # 112 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10450758
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Garden View
 List Price: \$200,000
 List PPSF: \$242
 Valuated Price: \$157,000
 Valuated PPSF: \$190

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

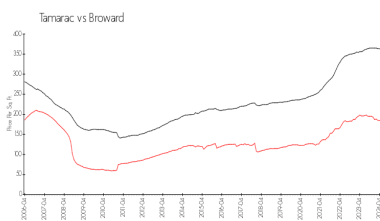
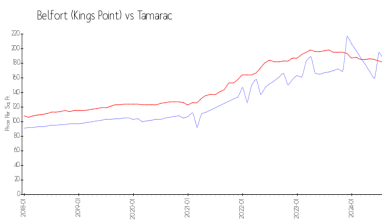
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<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.

Tamarac: \$181/sq. ft.
 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