

Unit 9712 S Belfort Cir # 210 - Belfort (Kings Point)

9712 S Belfort Cir # 210 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number: F10451842
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$194,900
 List PPSF: \$236
 Valuated Price: \$122,000
 Valuated PPSF: \$148

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: 26
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 4

Building Association Information

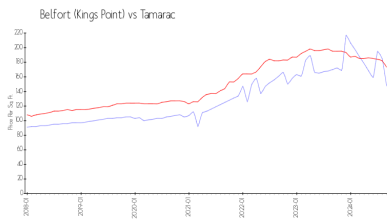
Kings Point
 7620 Nob Hill Road, Tamarac,
 FL 33321
 Tel. (954)726-4120

<http://kingspoint.com/>

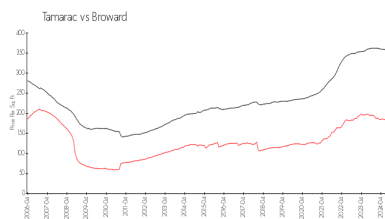
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9639	1,227 sq ft	Nov 2024	\$239,000	\$195
103	1,228 sq ft	Oct 2024	\$234,000	\$191
105	827 sq ft	Oct 2024	\$157,000	\$190
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

Market Information



Belfort (Kings Point): \$147/sq. ft.
 Tamarac: \$173/sq. ft.



Tamarac: \$173/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Belfort (Kings Point) 5%
 Tamarac 4%



Broward 4%

Avg. Time to Close Over Last 12 Months

Belfort (Kings Point)	71 days
Tamarac	72 days
Broward	75 days