

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

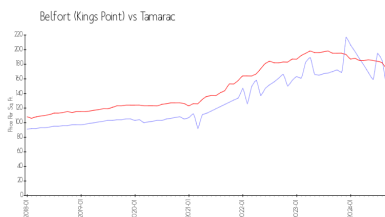
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

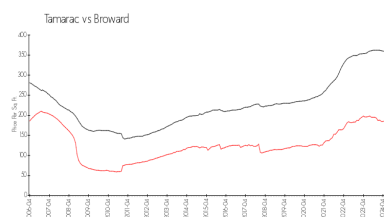
Recent Sales

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%
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Avg. Time to Close Over Last 12 Months

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