

Unit 9783 N Belfort Cir # 309 - Belfort (Kings Point)

9783 N Belfort Cir # 309 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

MLS Number:	F10469507
Status:	Active
Size:	1,227 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	2
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$200,000
List PPSF:	\$163
Valuated Price:	\$177,000
Valuated PPSF:	\$144

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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	8

Building Association Information

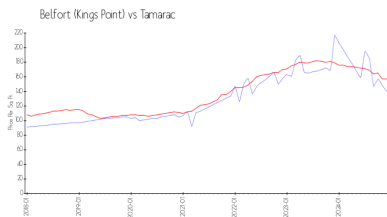
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

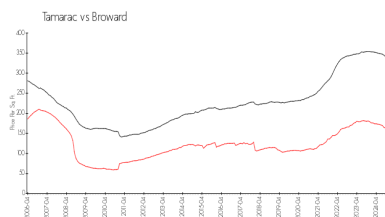
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	827 sq ft	Jan 2025	\$115,000	\$139
101	827 sq ft	Jan 2025	\$130,000	\$157
108	1,227 sq ft	Dec 2024	\$130,000	\$106
105	1,163 sq ft	Dec 2024	\$235,000	\$202
312	1,294 sq ft	Dec 2024	\$185,000	\$143
306	1,316 sq ft	Dec 2024	\$135,000	\$103

Market Information



Belfort (Kings Point): \$142/sq. ft.
Tamarac: \$157/sq. ft.



Tamarac: \$157/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Belfort (Kings Point)	4%
Tamarac	4%



Broward

5%

Avg. Time to Close Over Last 12 Months

Belfort (Kings Point)

75 days

Tamarac

74 days

Broward

78 days