

# Unit 1604 Belmont Ln - Belmont at North Lauderdale

1604 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

## Unit Information

MLS Number: F10474181  
 Status: Active  
 Size: 878 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Other View  
 List Price: \$235,000  
 List PPSF: \$268  
 Valuated Price: \$223,000  
 Valuated PPSF: \$254

*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: 302  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

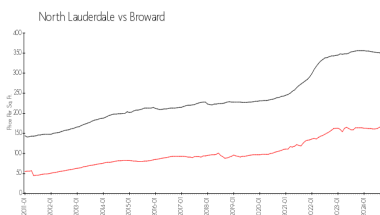
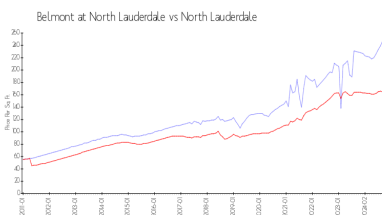
Belmont at North Lauderdale Condominium Association  
 managed by:  
 4502 Inverrary Boulevard  
 Lauderdale, FL 33319  
 On Call Management, LLC  
 T: (954)-667-3933  
 F: (954)-667-3935  
 E: info@ocmfla.com  
 W: www.ocmfla.com

<http://belmontnl.com/>

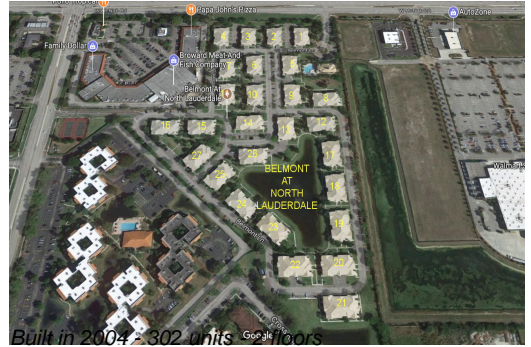
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	1,162 sq ft	Nov 2024	\$240,000	\$207
901	1,162 sq ft	Nov 2024	\$258,000	\$222
2503	1,154 sq ft	Jun 2024	\$255,000	\$221
1205	1,162 sq ft	May 2024	\$250,000	\$215
1906	1,088 sq ft	May 2024	\$240,000	\$221

## Market Information



Belmont at North Lauderdale:	\$252/sq. ft.	North Lauderdale:	\$162/sq. ft.
North Lauderdale:	\$162/sq. ft.	Broward:	\$334/sq. ft.



### **Inventory for Sale**

Belmont at North Lauderdale	1%
North Lauderdale	2%
Broward	5%

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

Belmont at North Lauderdale	48 days
North Lauderdale	67 days
Broward	76 days