

# Unit 2301 Belmont Ln - Belmont at North Lauderdale

2301 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

## Unit Information

MLS Number:	F10524206
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$264,000
List PPSF:	\$227
Valuated Price:	\$228,000
Valuated PPSF:	\$196

*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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

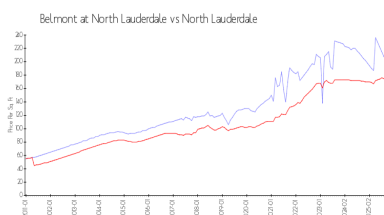
Belmont at North Lauderdale Condominium Association  
managed by:  
4502 Inverrary Boulevard  
Lauderhill, FL 33319  
On Call Management, LLC  
T: (954)-667-3933  
F: (954)-667-3935  
E: info@ocmfla.com  
W: www.ocmfla.com

<https://belmontnl.com/>

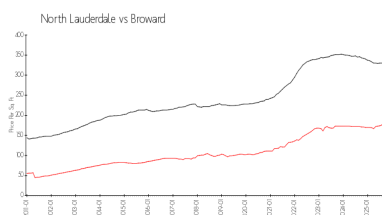
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	1,154 sq ft	Dec 2025	\$255,000	\$221
208	1,035 sq ft	Sep 2025	\$240,000	\$232
	1,162 sq ft	May 2025	\$275,000	\$237
1805	1,162 sq ft	Apr 2025	\$218,000	\$188
1007	1,480 sq ft	Mar 2025	\$277,000	\$187

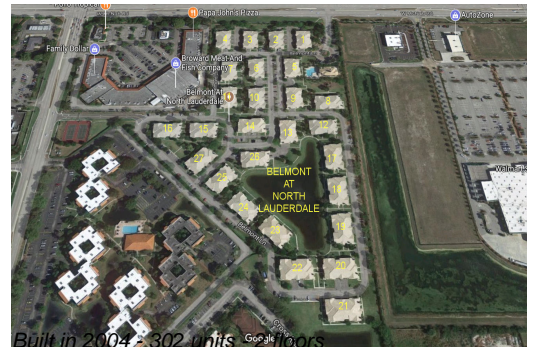
## Market Information



Belmont at North Lauderdale: \$195/sq. ft.  
North Lauderdale: \$171/sq. ft.



North Lauderdale: \$171/sq. ft.  
Broward: \$311/sq. ft.



**Inventory for Sale**

Belmont at North Lauderdale	3%
North Lauderdale	2%
Broward	4%

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

Belmont at North Lauderdale	62 days
North Lauderdale	70 days
Broward	88 days