

Unit 9844 S Belfort Cir # 114 - Belfort (Kings Point)

9844 S Belfort Cir # 114 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|-------------|
| MLS Number: | RX-10976606 |
| Status: | Active |
| Size: | 827 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | |
| List Price: | \$164,900 |
| List PPSF: | \$199 |
| Valuated Price: | \$133,000 |
| Valuated PPSF: | \$161 |

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

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|--|-----|
| Number of units: | 544 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

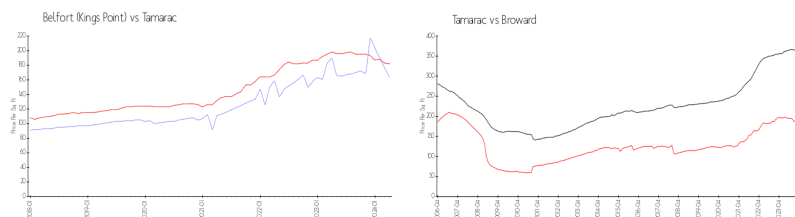
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 107 | 827 sq ft | Apr 2024 | \$135,000 | \$163 |
| 115 | 827 sq ft | Apr 2024 | \$174,990 | \$212 |
| 104 | 827 sq ft | Apr 2024 | \$189,000 | \$229 |
| 9373 | 627 sq ft | Apr 2024 | \$99,000 | \$158 |
| 103 | 827 sq ft | Apr 2024 | \$180,000 | \$218 |

Market Information



Belfort (Kings Point): \$163/sq. ft.
Tamarac: \$182/sq. ft.

Tamarac: \$182/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale



| | |
|-----------------------|----|
| Belfort (Kings Point) | 4% |
| Tamarac | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Belfort (Kings Point) | 51 days |
| Tamarac | 56 days |
| Broward | 67 days |