

Unit 9751 N Belfort Cir # 101 - Belfort (Kings Point)

9751 N Belfort Cir # 101 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10427619 |
| Status: | Active |
| Size: | 1,227 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Garden View,Lake |
| List Price: | \$175,000 |
| List PPSF: | \$143 |
| Valuated Price: | \$202,000 |
| Valuated PPSF: | \$156 |

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: | 20 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

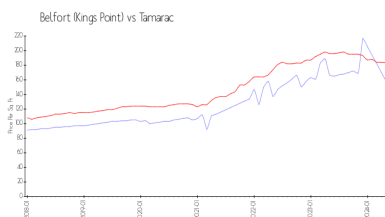
Kings Point
7620 Nob Hill Road, Tamarac,
FL 33321
Tel. (954)726-4120

<http://kingspoint.com/>

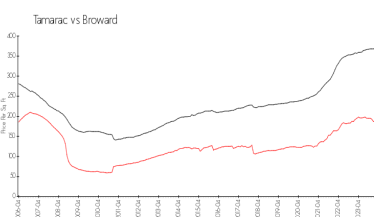
Recent Sales

| 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): \$157/sq. ft.
Tamarac: \$183/sq. ft.



Tamarac: \$183/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale



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

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Belfort (Kings Point) | 52 days |
| Tamarac | 57 days |
| Broward | 68 days |