

# Unit 9474 S Belfort Cir # 206 - Belfort (Kings Point)

9474 S Belfort Cir # 206 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10430677  
 Status: Active Under Contract  
 Size: 1,163 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Garden View  
 List Price: \$194,900  
 List PPSF: \$168  
 Valuated Price: \$190,000  
 Valuated PPSF: \$163

*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: 21  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

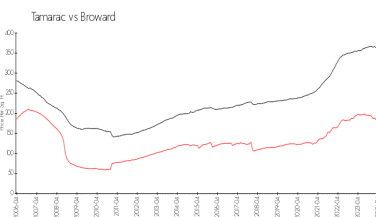
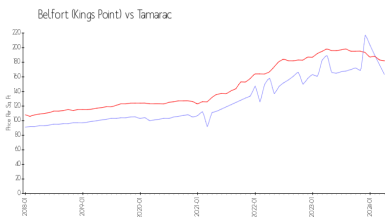
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<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.

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 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)	52 days
Tamarac	56 days
Broward	67 days