

# Unit 9508 N Belfort Cir # 210 - Belfort (Kings Point)

9508 N Belfort Cir # 210 - 9429-999 N Belfort Cir, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: F10434248  
 Status: Active  
 Size: 1,163 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View  
 List Price: \$189,000  
 List PPSF: \$163  
 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: 22  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

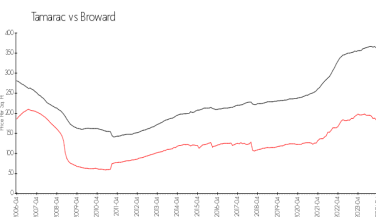
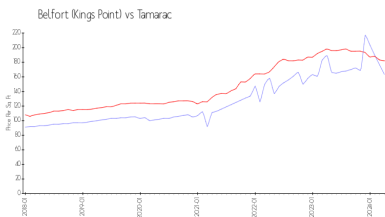
Kings Point  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

<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)	52 days
Tamarac	56 days
Broward	67 days