

Unit 207 - Tower at Port Royale

207 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11539308
 Status: Active
 Size: 1,351 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$515,000
 List PPSF: \$381
 Valuated Price: \$413,000
 Valuated PPSF: \$306

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: 230
 Number of active listings for rent: 5
 Number of active listings for sale: 22
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

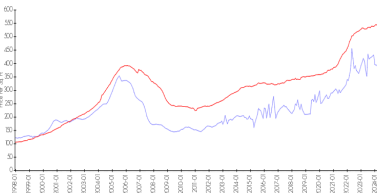
building management office :
 954-776-0233.

Recent Sales

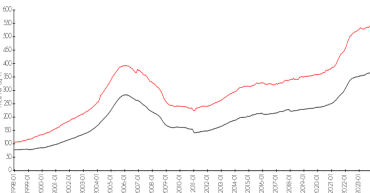
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 308 | 1,290 sq ft | Apr 2024 | \$398,000 | \$309 |
| 1106 | 1,351 sq ft | Mar 2024 | \$500,000 | \$370 |
| 309 | 1,379 sq ft | Feb 2024 | \$365,000 | \$265 |
| 705 | 1,365 sq ft | Feb 2024 | \$327,500 | \$240 |
| 706 | 1,351 sq ft | Dec 2023 | \$580,000 | \$429 |
| 204 | | Dec 2023 | \$285,000 | |

Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



| | | | |
|-----------------------|---------------|------------------|---------------|
| Tower at Port Royale: | \$356/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

Tower at Port Royale 10%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Tower at Port Royale | 42 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |