

# Unit 306 - Leisure Beach

306 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	A11564195
Status:	Active
Size:	647 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Intracoastal View
Rental Price:	\$1,645
List PPSF:	\$3
Valuated Price:	\$360,000
Valuated PPSF:	\$556

*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.*

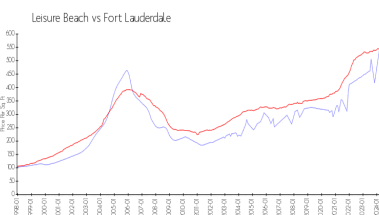
## Building Information

Number of units:	162
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

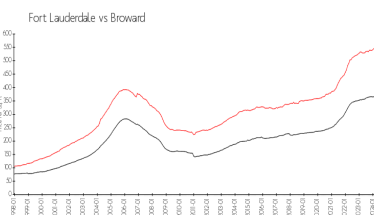
## Building Association Information

Leisure Beach Condominium  
200 S Birch Rd  
Fort Lauderdale, FL 33316  
(954) 523-2195

## Market Information



Leisure Beach: \$570/sq. ft.  
Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Leisure Beach	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Leisure Beach	97 days
Fort Lauderdale	76 days
Broward	67 days

