

Unit 304 - Tower at Port Royale

304 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11594815
 Status: Active
 Size: 855 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$349,900
 List PPSF: \$409
 Valuated Price: \$250,000
 Valuated PPSF: \$292

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: 21
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

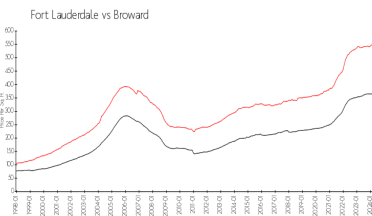
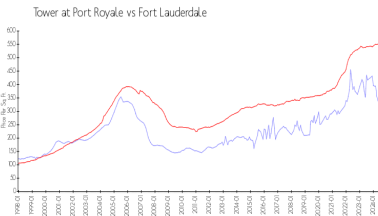
Building Association Information

building management office :
 954-776-0233.

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203		Sep 2024	\$370,000	
201	1,740 sq ft	Aug 2024	\$640,000	\$368
404		Jul 2024	\$250,000	
301	1,740 sq ft	Jun 2024	\$640,000	\$368
308	1,290 sq ft	Apr 2024	\$398,000	\$309

Market Information



Tower at Port Royale:	\$336/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Tower at Port Royale 9%
 Fort Lauderdale 5%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Tower at Port Royale 44 days
 Fort Lauderdale 84 days



Broward

72 days