

# Unit 1402 - Tower at Port Royale

1402 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11597662
Status:	Cancelled
Size:	1,290 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$495,000
List PPSF:	\$384
Valuated Price:	\$411,000
Valuated PPSF:	\$319

*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:	19
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

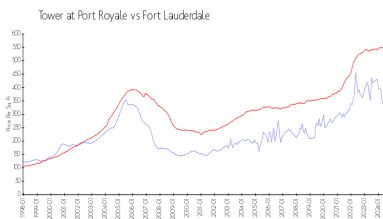
## Building Association Information

building management office :  
954-776-0233.

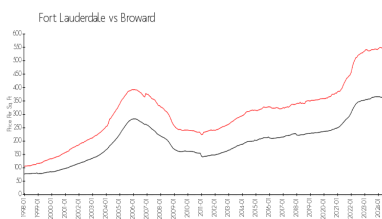
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1106	1,351 sq ft	Mar 2024	\$500,000	\$370

## Market Information



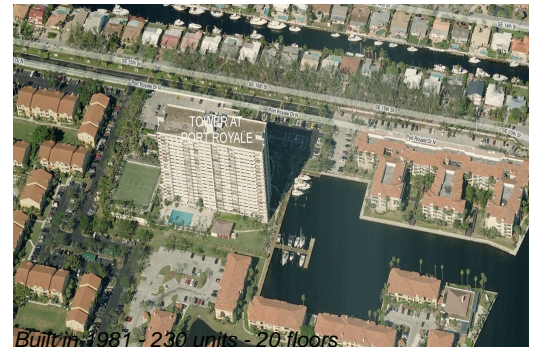
Tower at Port Royale:	\$329/sq. ft.
Fort Lauderdale:	\$547/sq. ft.



Fort Lauderdale:	\$547/sq. ft.
Broward:	\$346/sq. ft.

## Inventory for Sale

Tower at Port Royale	8%
Fort Lauderdale	5%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Tower at Port Royale	43 days
Fort Lauderdale	84 days
Broward	72 days