

# Unit 1402 - Tower at Port Royale

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

## Unit Information

MLS Number: A11597662  
 Status: Active  
 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: \$407,000  
 Valuated PPSF: \$316

*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: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

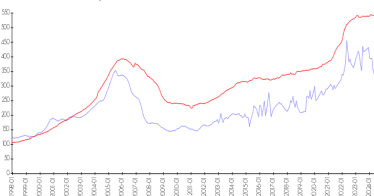
building management office :  
 954-776-0233.

## Recent Sales

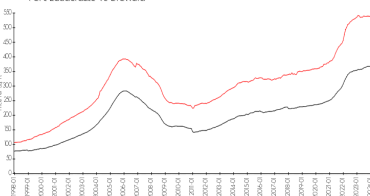
Unit #	Size	Closing Date	Sale Price	PPSF
404		Jul 2024	\$250,000	
301	1,740 sq ft	Jun 2024	\$640,000	\$368
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370
309	1,379 sq ft	Feb 2024	\$365,000	\$265
705	1,365 sq ft	Feb 2024	\$327,500	\$240

## Market Information

Tower at Port Royale vs Fort Lauderdale



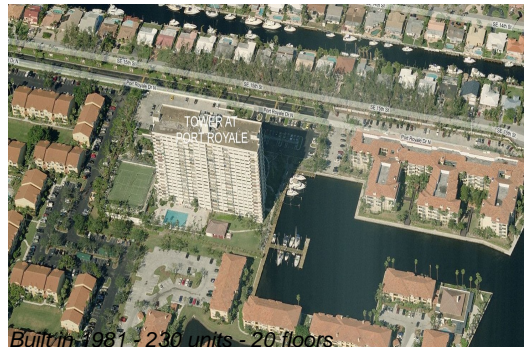
Fort Lauderdale vs Broward



Tower at Port Royale:	\$326/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

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



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

Tower at Port Royale	42 days
Fort Lauderdale	82 days
Broward	70 days