

Unit 1207 - Tower at Port Royale

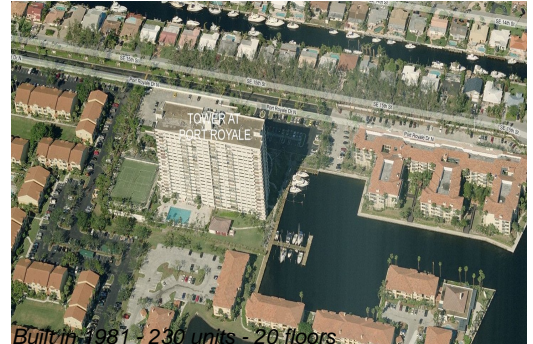
1207 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308



Unit Information

MLS Number: A11606775
 Status: Active
 Size: 1,351 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking
 View:
 List Price: \$500,000
 List PPSF: \$370
 Valuated Price: \$418,000
 Valuated PPSF: \$309

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

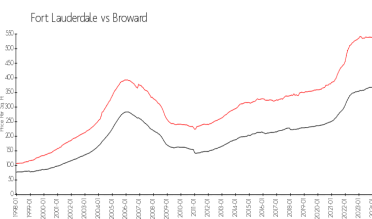
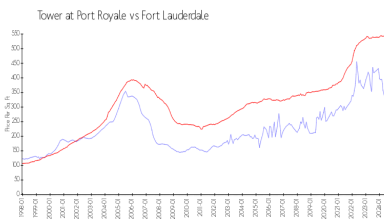
Building Association Information

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:	\$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