

# Unit 203 - Tower at Port Royale

203 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11611514  
 Status: Pending  
 Size: 0 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$389,900  
 Valuated Price: \$293,000  
 Valuated PPSF: \$283

*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

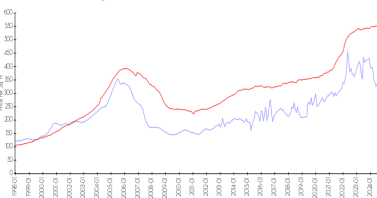
building management office :  
 954-776-0233.

## Recent Sales

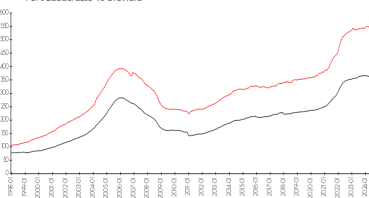
Unit #	Size	Closing Date	Sale Price	PPSF
201	1,740 sq ft	Aug 2024	\$640,000	\$368
404		Jul 2024	\$250,000	
301	1,740 sq ft	Jun 2024	\$640,000	\$368
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370

## Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



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  
Fort Lauderdale  
Broward

43 days  
84 days  
72 days