

Unit 210 - Tower at Port Royale

210 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11642275
 Status: Active
 Size: 855 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$339,000
 List PPSF: \$396
 Valuated Price: \$286,000
 Valuated PPSF: \$335

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: 20
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

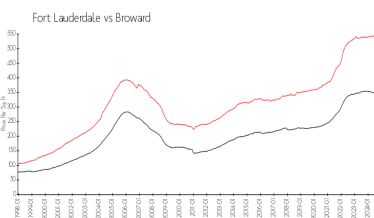
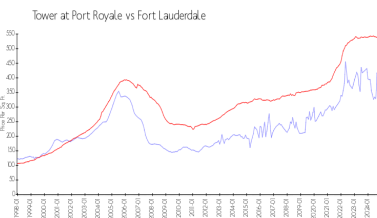
Building Association Information

building management office :
 954-776-0233.

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	1,450 sq ft	Dec 2024	\$660,000	\$455
905	1,290 sq ft	Oct 2024	\$286,000	\$222
1402	1,290 sq ft	Oct 2024	\$449,900	\$349
203		Sep 2024	\$370,000	
201	1,740 sq ft	Aug 2024	\$640,000	\$368

Market Information



Tower at Port Royale:	\$389/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Tower at Port Royale	9%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Tower at Port Royale	50 days
Fort Lauderdale	90 days
Broward	78 days

