

# Unit 208 - Coconut Grove

208 - 1200 Holiday Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11648459  
 Status: Active  
 Size: 1,465 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$995,000  
 List PPSF: \$679  
 Valuated Price: \$834,000  
 Valuated PPSF: \$569

*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: 63  
 Number of active listings for rent: 1  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

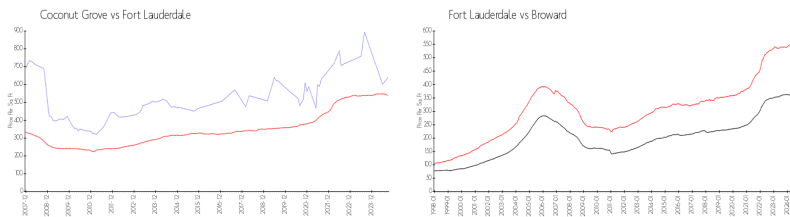
## Building Association Information

Coconut Grove residence condominium management office:  
 (954) 768 - 0565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,937 sq ft	Oct 2024	\$1,150,000	\$594
406	1,937 sq ft	Jun 2024	\$1,150,000	\$594

## Market Information



Coconut Grove:	\$640/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Coconut Grove: 3%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Coconut Grove: 81 days  
 Fort Lauderdale: 87 days  
 Broward: 75 days

