

# Unit 2107 - Tower at Port Royale

2107 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11649751  
 Status: Active  
 Size: 1,669 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$625,000  
 List PPSF: \$374  
 Valuated Price: \$584,000  
 Valuated PPSF: \$432

*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: 24  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

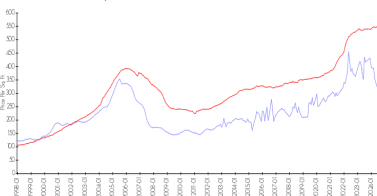
building management office :  
 954-776-0233.

## Recent Sales

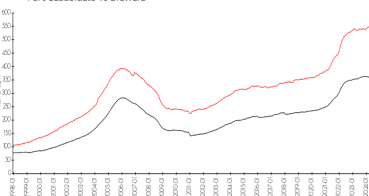
Unit #	Size	Closing Date	Sale Price	PPSF
905	1,290 sq ft	Oct 2024	\$286,000	\$222
1402	1,290 sq ft	Oct 2024	\$449,900	\$349
203		Sep 2024	\$370,000	
201	1,740 sq ft	Aug 2024	\$640,000	\$368
404		Jul 2024	\$250,000	

## Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



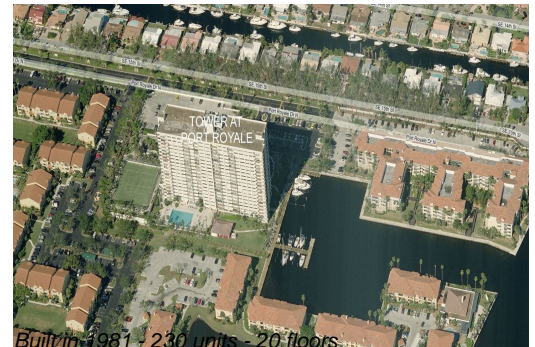
Tower at Port Royale:	\$417/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Tower at Port Royale 10%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Tower at Port Royale 52 days  
 Fort Lauderdale 87 days



Broward

75 days