

# Unit 809 - Tower at Port Royale

809 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11683015  
 Status: Active  
 Size: 1,379 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Guest Parking, Not Assigned  
 View:  
 Rental Price: \$4,500  
 List PPSF: \$3  
 Valuated Price: \$489,000  
 Valuated PPSF: \$355

*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

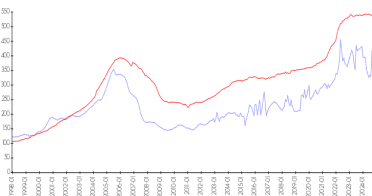
Number of units: 230  
 Number of active listings for rent: 5  
 Number of active listings for sale: 23  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

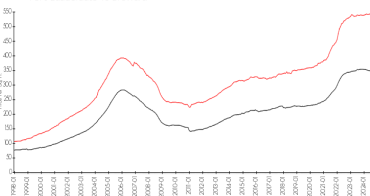
building management office :  
 954-776-0233.

## Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



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: 10%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Tower at Port Royale: 49 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days

