

Unit 404 - Leisure Beach

404 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	A11749844
Status:	Active
Size:	647 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$258,000
List PPSF:	\$399
Valuated Price:	\$287,000
Valuated PPSF:	\$444

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:	162
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	11%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

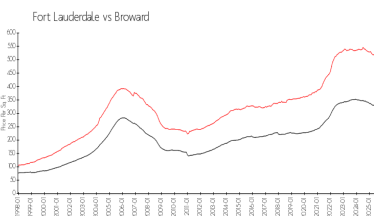
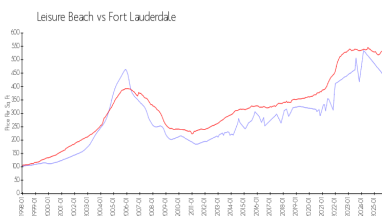
Leisure Beach Condominium
200 S Birch Rd
Fort Lauderdale, FL 33316
(954) 523-2195

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	756 sq ft	Sep 2025	\$345,000	\$456
710	647 sq ft	Mar 2025	\$250,000	\$386
103	647 sq ft	Mar 2025	\$265,000	\$410

Market Information



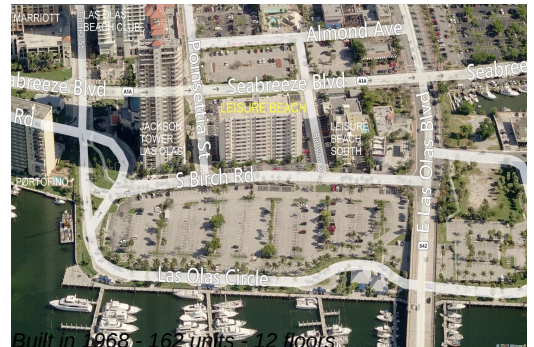
Leisure Beach:	\$450/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Leisure Beach	11%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Leisure Beach	82 days
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Fort Lauderdale
Broward

100 days
88 days