

# Unit 512 - Leisure Beach

512 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11942872  
 Status: Active  
 Size: 647 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$249,900  
 List PPSF: \$386  
 Valuated Price: \$230,000  
 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: 162  
 Number of active listings for rent: 0  
 Number of active listings for sale: 22  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

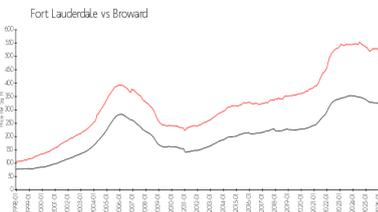
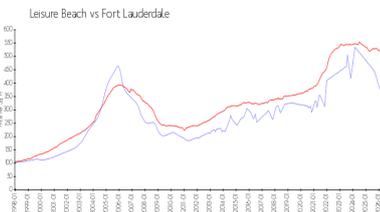
Leisure Beach Condominium  
 200 S Birch Rd  
 Fort Lauderdale, FL 33316  
 (954) 523-2195

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
802	647 sq ft	Feb 2026	\$230,000	\$355
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801	756 sq ft	Sep 2025	\$345,000	\$456

## Market Information



Leisure Beach: \$376/sq. ft.      Fort Lauderdale: \$525/sq. ft.  
 Fort Lauderdale: \$525/sq. ft.      Broward: \$306/sq. ft.

## Inventory for Sale

Leisure Beach: 14%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Leisure Beach: 96 days



Fort Lauderdale  
Broward

102 days  
89 days