

Unit 701 - Tower at Port Royale

701 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: B26007648
 Status: Active
 Size: 1,800 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Detached Garage, Garage
 View: Canal, Water
 List Price: \$669,000
 List PPSF: \$372
 Valuated Price: \$629,000
 Valuated PPSF: \$361

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: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

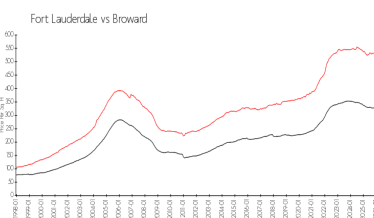
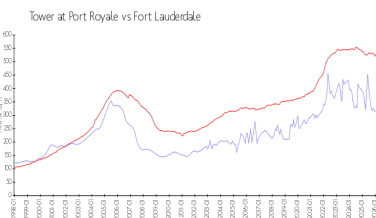
building management office :
 954-776-0233.

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	1,440 sq ft	Mar 2026	\$370,000	\$257
1502	1,290 sq ft	Mar 2026	\$405,000	\$314
1502	1,290 sq ft	Feb 2026	\$405,000	\$314
112	1,351 sq ft	Feb 2026	\$375,000	\$278
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Market Information

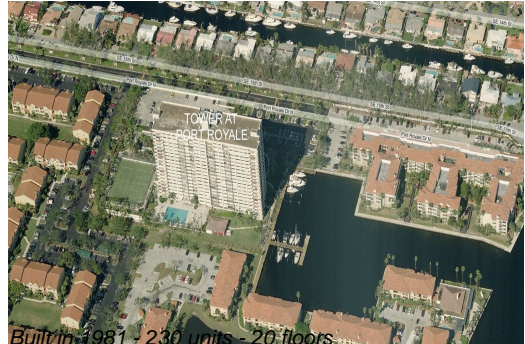


Tower at Port Royale:	\$308/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

Inventory for Sale

Tower at Port Royale: 3%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Tower at Port Royale
Fort Lauderdale
Broward

64 days
103 days
89 days