

Unit 612 - Leisure Beach

612 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10355326
 Status: Active
 Size: 647 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Ocean View
 List Price: \$382,000
 List PPSF: \$590
 Valuated Price: \$330,000
 Valuated PPSF: \$510

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: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

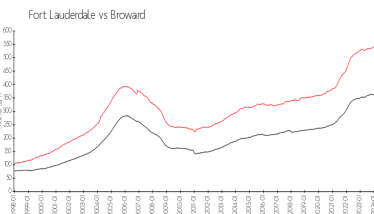
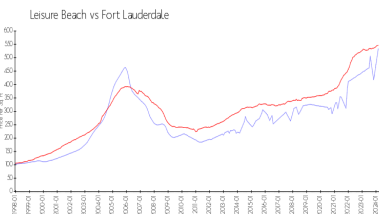
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	647 sq ft	Mar 2024	\$365,000	\$564
906	647 sq ft	Nov 2023	\$280,000	\$433
1204		Oct 2023	\$300,000	
203	647 sq ft	Sep 2023	\$285,000	\$440
903		Jul 2023	\$310,000	

Market Information

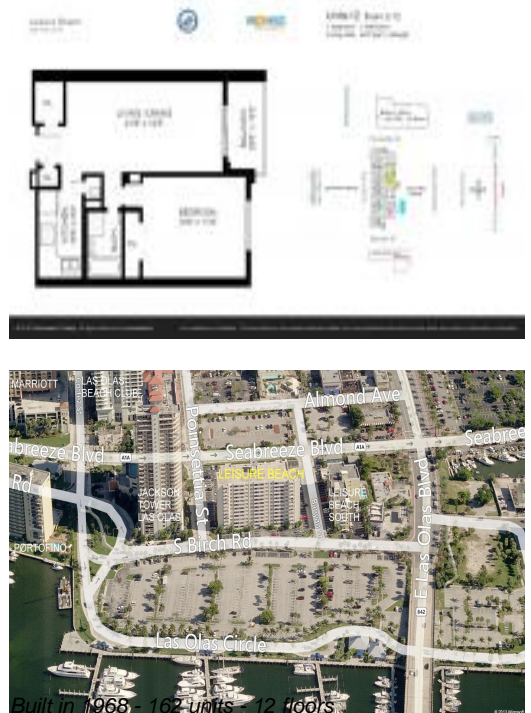


Leisure Beach: \$534/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

Leisure Beach: 2%
 Fort Lauderdale: 4%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Leisure Beach	97 days
Fort Lauderdale	75 days
Broward	66 days