

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:	\$375,000
Valuated PPSF:	\$580

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:	2
Number of sales over the last 3 months:	1

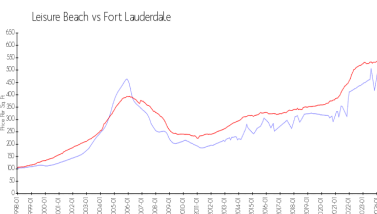
Building Association Information

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

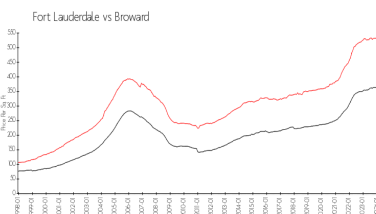
Recent Sales

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: \$607/sq. ft.
Fort Lauderdale: \$528/sq. ft.



Fort Lauderdale: \$528/sq. ft.
Broward: \$348/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	76 days
Broward	66 days