

Unit 306 - Tower at Port Royale

306 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10383468
 Status: Active
 Size: 1,351 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Pool Area View,Tennis Court View
 List Price: \$489,000
 List PPSF: \$362
 Valuated Price: \$401,000
 Valuated PPSF: \$297

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: 24
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

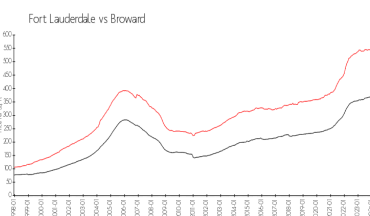
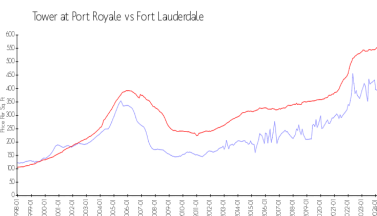
Building Association Information

building management office :
 954-776-0233.

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370
309	1,379 sq ft	Feb 2024	\$365,000	\$265
705	1,365 sq ft	Feb 2024	\$327,500	\$240
706	1,351 sq ft	Dec 2023	\$580,000	\$429
204		Dec 2023	\$285,000	

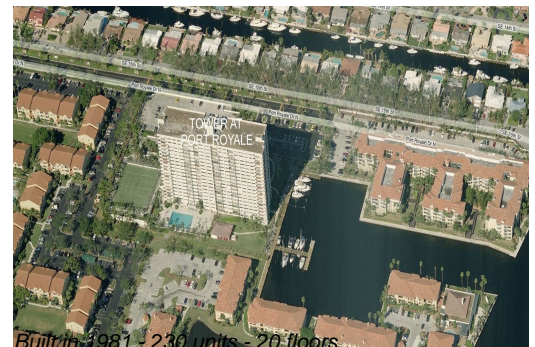
Market Information



Tower at Port Royale:	\$343/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Tower at Port Royale 10%
 Fort Lauderdale 4%
 Broward 3%



Avg. Time to Close Over Last 12 Months

Tower at Port Royale	45 days
Fort Lauderdale	78 days
Broward	68 days