

Unit 2004 - Tower at Port Royale

2004 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10393421
 Status: Active
 Size: 1,023 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Intracoastal View,Ocean View,Other View
 List Price: \$420,000
 List PPSF: \$411
 Valuated Price: \$289,000
 Valuated PPSF: \$338

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: 19
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

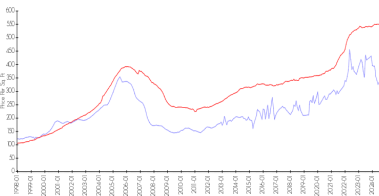
building management office :
 954-776-0233.

Recent Sales

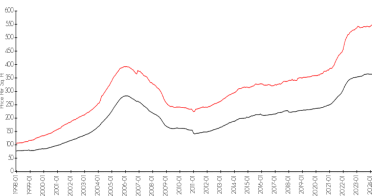
Unit #	Size	Closing Date	Sale Price	PPSF
201	1,740 sq ft	Aug 2024	\$640,000	\$368
404		Jul 2024	\$250,000	
301	1,740 sq ft	Jun 2024	\$640,000	\$368
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370

Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



Tower at Port Royale:	\$329/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Tower at Port Royale: 8%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Tower at Port Royale	43 days
Fort Lauderdale	84 days
Broward	72 days