

# Unit 809 - Leisure Beach

809 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10400953  
 Status: Active  
 Size: 756 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Ocean View  
 List Price: \$849,000  
 List PPSF: \$1,123  
 Valuated Price: \$442,000  
 Valuated PPSF: \$585

*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: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

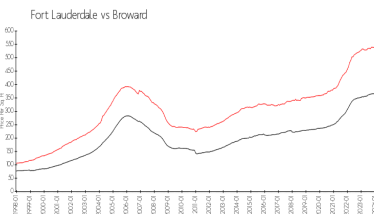
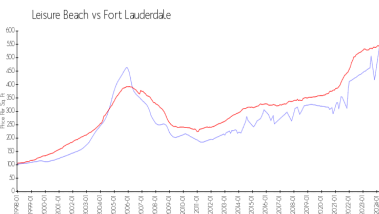
## Building Association Information

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

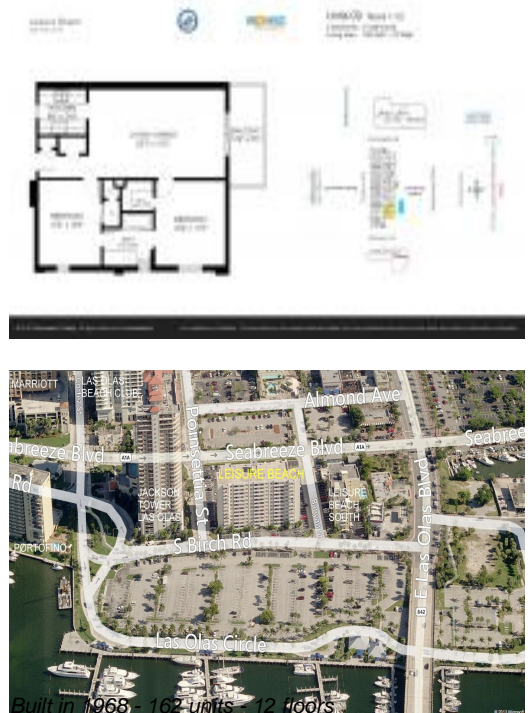


Leisure Beach: \$570/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Leisure Beach 4%  
 Fort Lauderdale 4%  
 Broward 4%



## **Avg. Time to Close Over Last 12 Months**

Leisure Beach	97 days
Fort Lauderdale	76 days
Broward	67 days