

# 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:	\$454,000
Valuated PPSF:	\$601

*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

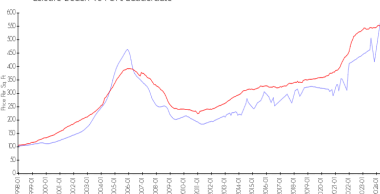
Leisure Beach Condominium  
200 S Birch Rd  
Fort Lauderdale, FL 33316  
(954) 523-2195

## Recent Sales

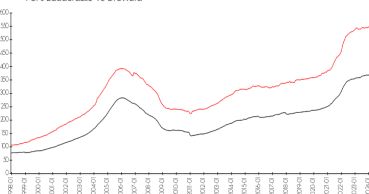
Unit #	Size	Closing Date	Sale Price	PPSF
1103	647 sq ft	Mar 2024	\$365,000	\$564
906	647 sq ft	Nov 2023	\$280,000	\$433
1204		Oct 2023	\$300,000	
203	647 sq ft	Sep 2023	\$285,000	\$440
903		Jul 2023	\$310,000	

## Market Information

Leisure Beach vs Fort Lauderdale



Fort Lauderdale vs Broward



Leisure Beach: \$586/sq. ft.  
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Leisure Beach	4%
Fort Lauderdale	4%
Broward	3%



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

Leisure Beach	97 days
Fort Lauderdale	79 days
Broward	68 days