

Unit 4 J - Royal Coast

4 J - 2000 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10407656
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View,Pool Area View
List Price:	\$465,000
List PPSF:	\$344
Valuated Price:	\$486,000
Valuated PPSF:	\$360

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:	203
Number of active listings for rent:	4
Number of active listings for sale:	26
Building inventory for sale:	12%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	19
Number of sales over the last 3 months:	11

Building Association Information

Royal Coast Condominium Association inc
(954) 781-9791

<http://royalcoastcondo.com/>

Recent Sales

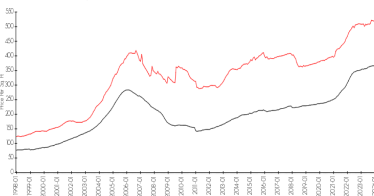
Unit #	Size	Closing Date	Sale Price	PPSF
2G	1,300 sq ft	May 2024	\$540,000	\$415
12G	1,100 sq ft	May 2024	\$520,000	\$473
4k	1,100 sq ft	Apr 2024	\$415,000	\$377
2P	800 sq ft	Mar 2024	\$245,000	\$306
16K	1,100 sq ft	Mar 2024	\$577,000	\$525

Market Information

Royal Coast vs Lauderdale by the Sea



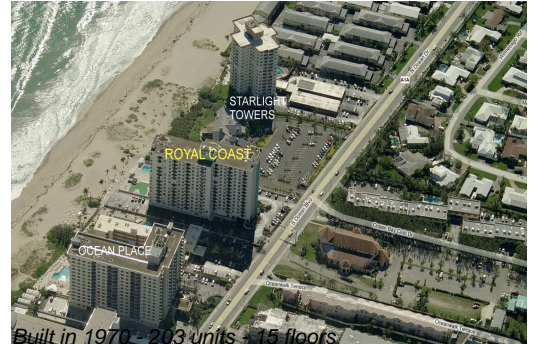
Lauderdale by the Sea vs Broward



Royal Coast:	\$392/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

Royal Coast	13%
Lauderdale by the Sea	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Royal Coast	93 days
Lauderdale by the Sea	81 days
Broward	68 days