

# Unit 3 P - Royal Coast

3 P - 2000 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

## Unit Information

MLS Number: F10417148  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Parking-Under Building  
 View: Intracoastal View, Other View  
 List Price: \$349,000  
 List PPSF: \$436  
 Valuated Price: \$272,000  
 Valuated PPSF: \$340

*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

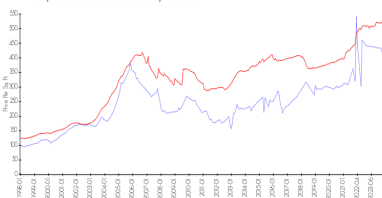
<http://royalcoastcondo.com/>

## Recent Sales

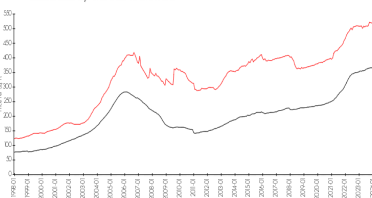
Unit #	Size	Closing Date	Sale Price	PPSF
2G	1,300 sq ft	May 2024	\$540,000	\$415
12G	1,100 sq ft	May 2024	\$520,000	\$473
4k	1,100 sq ft	Apr 2024	\$415,000	\$377
2P	800 sq ft	Mar 2024	\$245,000	\$306
16K	1,100 sq ft	Mar 2024	\$577,000	\$525

## Market Information

Royal Coast vs Lauderdale by the Sea



Lauderdale by the Sea vs Broward



Royal Coast: \$392/sq. ft.

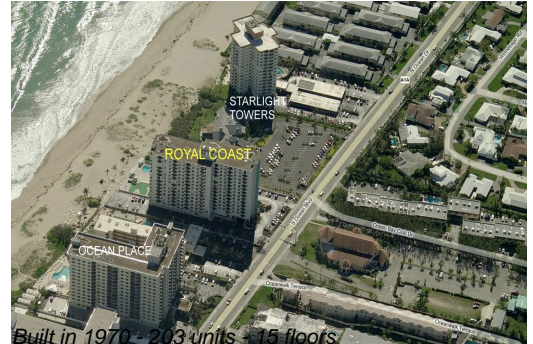
Lauderdale by the Sea: \$520/sq. ft.

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