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:	$335,000
List PPSF:	$419
Valuated Price:	$282,000
Valuated PPSF:	$353

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.

Built in 1970 - 203 units - 15 floors

Building Information

|	
Number of units:	203
Number of active listings for rent:	4
Number of active listings for sale:	23
Building inventory for sale:	11%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	21
Number of sales over the last 3 months:	13

Building Association Information

Royal Coast Condominium Association inc
(954) 781-9791

http://royalcoastcondo.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4N	1,300 sq ft	Jun 2024	$520,000	$400
4j	1,350 sq ft	May 2024	$425,000	$315
12P	800 sq ft	May 2024	$439,000	$549
2G	1,300 sq ft	May 2024	$540,000	$415
12G	1,100 sq ft	May 2024	$520,000	$473

Market Information
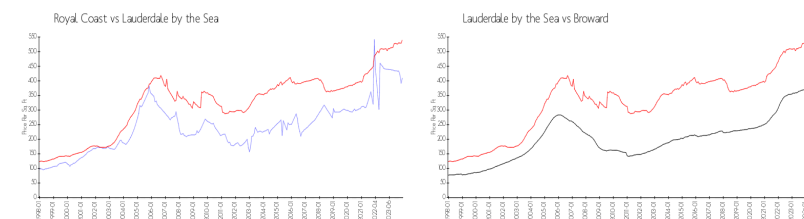
Royal Coast:	$408/sq. ft.		Lauderdale by the Sea:	$540/sq. ft.
Lauderdale by the Sea:	$540/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Royal Coast	11%
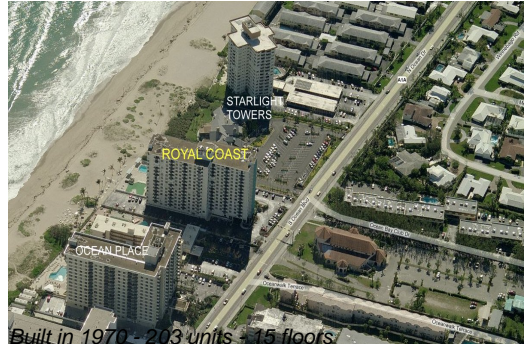
| Lauderdale by the Sea | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

Royal Coast	83 days
Lauderdale by the Sea	79 days
Broward	69 days