

# Unit 317 - North Leisure Gardens

317 - 1461 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

## Unit Information

MLS Number:	F10430202
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Water View
List Price:	\$475,000
List PPSF:	\$516
Valuated Price:	\$494,000
Valuated PPSF:	\$537

*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:	90
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

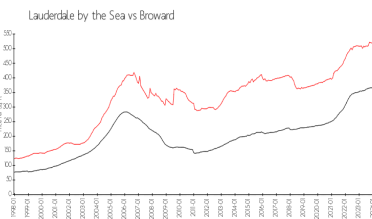
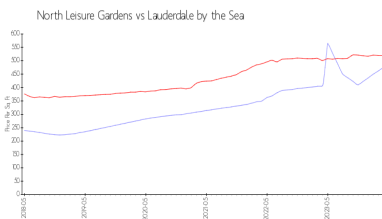
## Building Association Information

Leisure Gardens Association  
 Address: 1481 S Ocean Blvd,  
 Pompano Beach, FL 33062  
 Phone: +1 954-946-6180

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	750 sq ft	Nov 2023	\$310,000	\$413
329	920 sq ft	Aug 2023	\$382,000	\$415
226	920 sq ft	May 2023	\$475,600	\$517

## Market Information



North Leisure Gardens:	\$475/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

North Leisure Gardens	4%
Lauderdale by the Sea	3%
Broward	4%



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

North Leisure Gardens	81 days
Lauderdale by the Sea	81 days
Broward	67 days