Unit 2 L - Royal Coast

2 L - 2000 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10436210
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking,Guest Parking
View:	Ocean View,Pool Area View
List Price:	$549,000
List PPSF:	$392
Valuated Price:	$518,000
Valuated PPSF:	$370

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:	22
Building inventory for sale:	10%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	12

Building Association Information
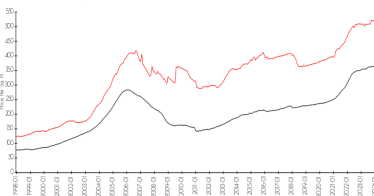
Royal Coast Condominium Association inc
(954) 781-9791

http://royalcoastcondo.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
8F	1,300 sq ft	Feb 2024	$550,000	$423
14K	1,100 sq ft	Feb 2024	$540,000	$491

Market Information

Royal Coast:	$392/sq. ft.	Lauderdale by the Sea:	$518/sq. ft.
Lauderdale by the Sea:	$518/sq. ft.	Broward:	$348/sq. ft.

Inventory for Sale

Royal Coast	11%
Lauderdale by the Sea	2%
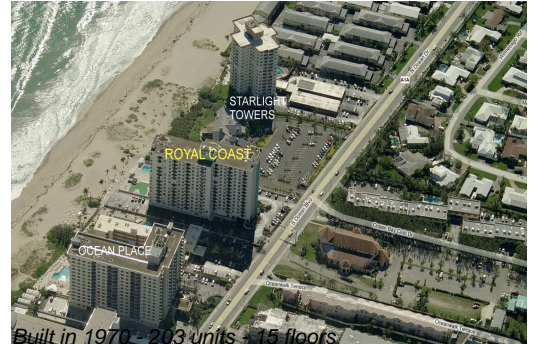
Broward   3%

Avg. Time to Close Over Last 12 Months

Royal Coast   97 days
Lauderdale by the Sea   80 days
Broward   67 days