Unit L F - Royal Coast

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

Unit Information

MLS Number:	F10438289
Status:	Active
Size:	1,300 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:	$539,000
List PPSF:	$415
Valuated Price:	$517,000
Valuated PPSF:	$398

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

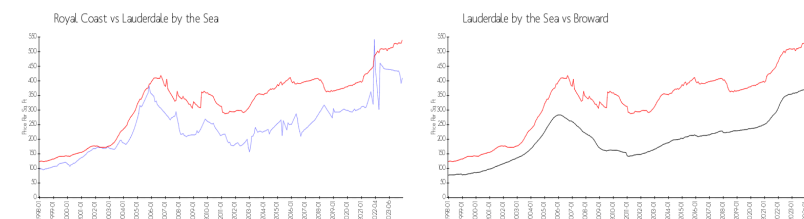|	
Number of units:	203
Number of active listings for rent:	4
Number of active listings for sale:	22
Building inventory for sale:	10%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	22
Number of sales over the last 3 months:	12

Building Association Information

Royal Coast Condominium Association inc
(954) 781-9791

http://royalcoastcondo.com/

Recent Sales

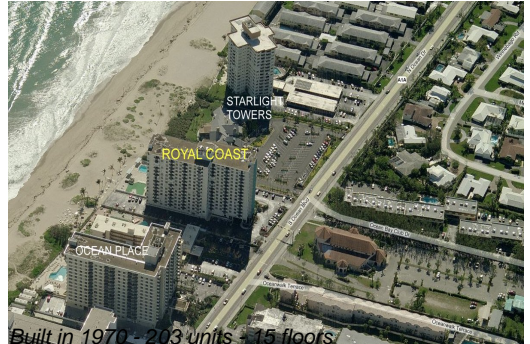| Unit #	Size	Closing Date	Sale Price	PPSF
12D	1,300 sq ft	Jun 2024	$635,000	$488
4N	1,300 sq ft	Jun 2024	$520,000	$400
4j	1,350 sq ft	May 2024	$425,000	$315
12P	800 sq ft	May 2024	$439,000	$549
2G	1,300 sq ft	May 2024	$540,000	$415
12G	1,100 sq ft	May 2024	$520,000	$473

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	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Royal Coast	80 days
Lauderdale by the Sea	80 days
Broward	69 days