

Unit 908 - Leisure Beach

908 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10439279
 Status: Active
 Size: 756 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Intracoastal View, Ocean View
 List Price: \$449,900
 List PPSF: \$595
 Valuated Price: \$447,000
 Valuated PPSF: \$591

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: 162
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 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

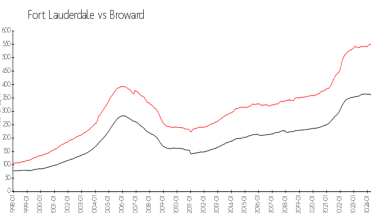
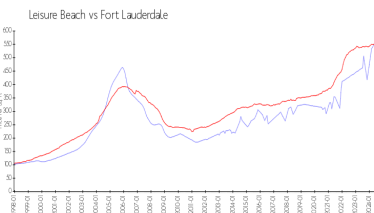
Building Association Information

Leisure Beach Condominium
 200 S Birch Rd
 Fort Lauderdale, FL 33316
 (954) 523-2195

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	647 sq ft	Mar 2024	\$365,000	\$564
906	647 sq ft	Nov 2023	\$280,000	\$433
1204		Oct 2023	\$300,000	

Market Information

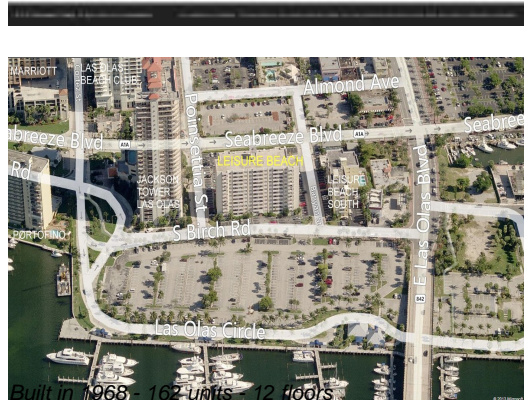


Leisure Beach:	\$571/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Leisure Beach 4%
 Fort Lauderdale 5%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Leisure Beach
Fort Lauderdale
Broward

101 days
84 days
72 days