

Unit 1015 - Leisure Beach

1015 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10439504
Status:	Active
Size:	756 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Ocean View
List Price:	\$615,000
List PPSF:	\$813
Valuated Price:	\$451,000
Valuated PPSF:	\$597

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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

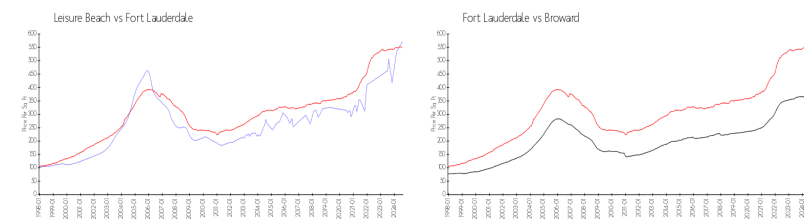
Building Association Information

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	
203	647 sq ft	Sep 2023	\$285,000	\$440

Market Information



Leisure Beach:	\$571/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/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

93 days
84 days
72 days