

# Unit 904 - Tower at Port Royale

904 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10462158  
 Status: Active  
 Size: 855 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 Rental Price: \$2,350  
 List PPSF: \$3  
 Valuated Price: \$328,000  
 Valuated PPSF: \$384

*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

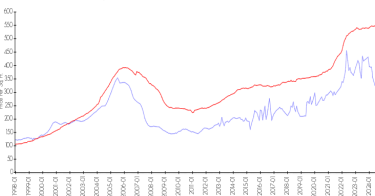
Number of units: 230  
 Number of active listings for rent: 5  
 Number of active listings for sale: 25  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

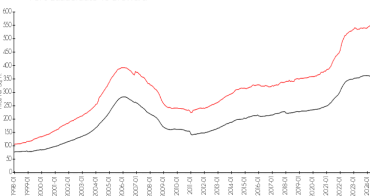
building management office :  
 954-776-0233.

## Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward



Tower at Port Royale:	\$417/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Tower at Port Royale	11%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tower at Port Royale	50 days
Fort Lauderdale	86 days
Broward	74 days

