

Unit 1208 - Tower at Port Royale

1208 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10467352
 Status: Active
 Size: 1,290 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Guest Parking
 View: Intracoastal View,Ocean View,Other View
 List Price: \$529,900
 List PPSF: \$411
 Valuated Price: \$510,000
 Valuated PPSF: \$395

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

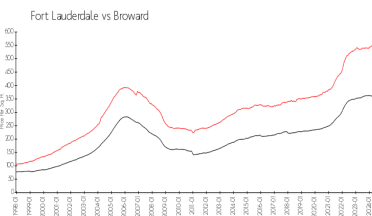
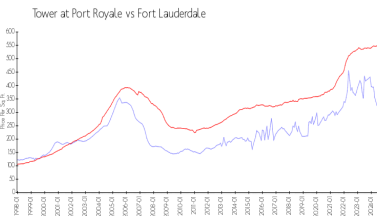
Building Association Information

building management office :
 954-776-0233.

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	1,290 sq ft	Oct 2024	\$286,000	\$222
1402	1,290 sq ft	Oct 2024	\$449,900	\$349
203		Sep 2024	\$370,000	
201	1,740 sq ft	Aug 2024	\$640,000	\$368
404		Jul 2024	\$250,000	

Market Information



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

