

# Unit 1215 - Leisure Beach

1215 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10471355
Status:	Active
Size:	0 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Ocean View,Direct Ocean,Water View
List Price:	\$549,000
Valuated Price:	\$450,000
Valuated PPSF:	\$595

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

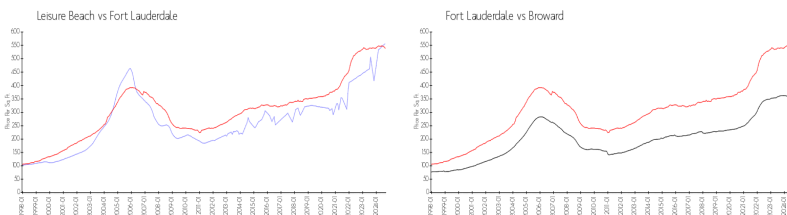
## Building Association Information

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

## Market Information



Leisure Beach:	\$557/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Leisure Beach	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Leisure Beach	142 days
Fort Lauderdale	87 days
Broward	75 days

