

Unit 1207 - Tower at Port Royale

1207 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10509443
 Status: Active
 Size: 1,351 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$450,000
 List PPSF: \$333
 Valuated Price: \$418,000
 Valuated PPSF: \$309

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

building management office :
 954-776-0233.

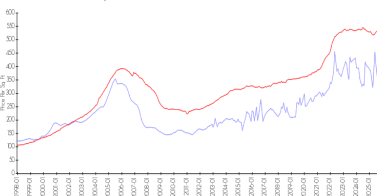
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Recent Sales

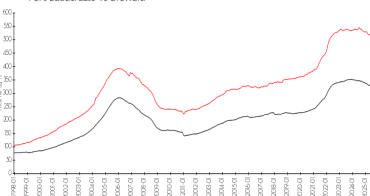
Unit #	Size	Closing Date	Sale Price	PPSF
311	1,290 sq ft	Nov 2025	\$365,000	\$283
1612	1,480 sq ft	Oct 2025	\$530,000	\$358
1012	1,351 sq ft	Sep 2025	\$525,000	\$389
704	1,005 sq ft	Jul 2025	\$310,000	\$308
2008	1,365 sq ft	Jun 2025	\$600,000	\$440

Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward

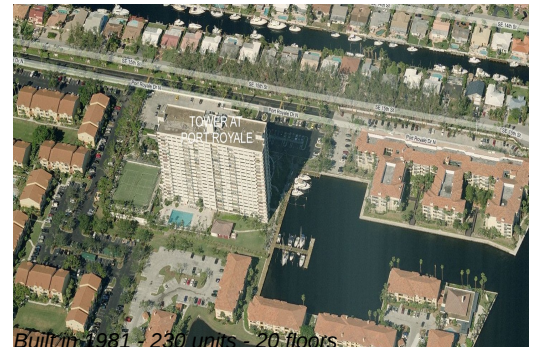


Tower at Port Royale:	\$326/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Tower at Port Royale
Fort Lauderdale
Broward

54 days
101 days
88 days