

Unit 408 - Leisure Beach

408 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10515188
 Status: Active
 Size: 756 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View:
 List Price: \$624,900
 List PPSF: \$827
 Valuated Price: \$335,000
 Valuated PPSF: \$443

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: 18
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

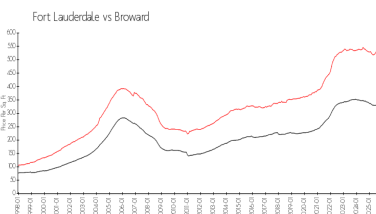
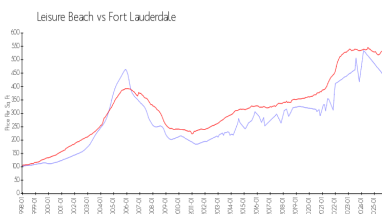
Leisure Beach Condominium
 200 S Birch Rd
 Fort Lauderdale, FL 33316
 (954) 523-2195

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	756 sq ft	Sep 2025	\$345,000	\$456
710	647 sq ft	Mar 2025	\$250,000	\$386
103	647 sq ft	Mar 2025	\$265,000	\$410

Market Information



Leisure Beach: \$450/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

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 Broward: \$311/sq. ft.

Inventory for Sale

Leisure Beach: 11%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Leisure Beach: 82 days



Fort Lauderdale
Broward

100 days
88 days