

Unit 1109 - Tower at Port Royale

1109 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10532338
Status:	Active
Size:	1,379 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$406,000
List PPSF:	\$294
Valuated Price:	\$423,000
Valuated PPSF:	\$307

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.

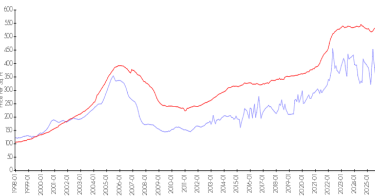
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Recent Sales

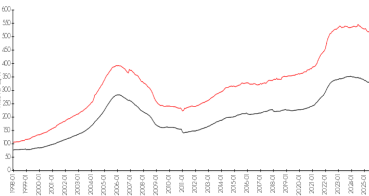
Unit #	Size	Closing Date	Sale Price	PPSF
311	1,290 sq ft	Nov 2025	\$365,000	\$283
1612	1,480 sq ft	Oct 2025	\$530,000	\$358
1012	1,351 sq ft	Sep 2025	\$525,000	\$389
704	1,005 sq ft	Jul 2025	\$310,000	\$308
2008	1,365 sq ft	Jun 2025	\$600,000	\$440

Market Information

Tower at Port Royale vs Fort Lauderdale



Fort Lauderdale vs Broward

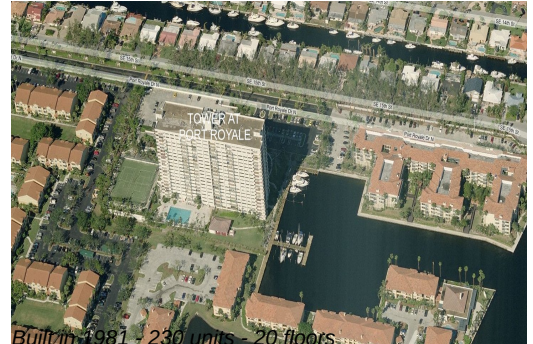


Tower at Port Royale:	\$326/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

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