

# Unit 908 - Leisure Beach

908 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10532484  
 Status: Active  
 Size: 756 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$409,000  
 List PPSF: \$541  
 Valuated Price: \$352,000  
 Valuated PPSF: \$466

*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

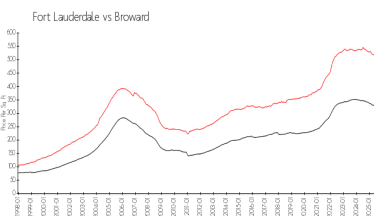
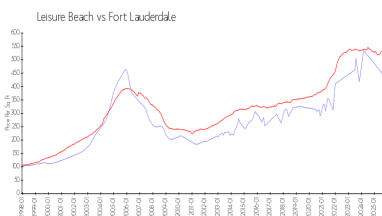
Leisure Beach Condominium  
 200 S Birch Rd  
 Fort Lauderdale, FL 33316  
 (954) 523-2195

<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. |
| Fort Lauderdale: | \$535/sq. ft. | 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