Unit 1706 - Tower at Port Royale

1706 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Built in 1981 - 230 units - 20 floors

Unit Information

MLS Number:	F10544856
Status:	Pending
Size:	1,351 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Attached,Attached Garage,Covered,Garage
View:	Ocean,Intracoastal,Water
List Price:	$548,000
List PPSF:	$406
Valuated Price:	$416,000
Valuated PPSF:	$308

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

building management office :
954-776-0233.

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,290 sq ft	Mar 2026	$405,000	$314
1502	1,290 sq ft	Feb 2026	$405,000	$314
112	1,351 sq ft	Feb 2026	$375,000	$278
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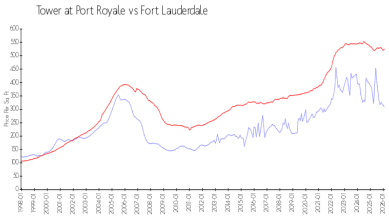
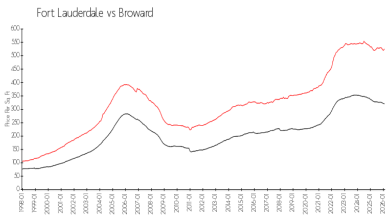
311	1,290 sq ft	Nov 2025	$365,000	$283

Market Information





Tower at Port Royale:	$308/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Tower at Port Royale	3%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Tower at Port Royale	61 days
Fort Lauderdale	102 days
Broward	89 days