

Unit 806 - Leisure Beach

806 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10554807
Status:	Active
Size:	0 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Intracoastal,City,Water
List Price:	\$300,000
Valuated Price:	\$275,000
Valuated PPSF:	\$425

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:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

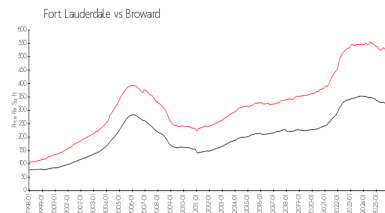
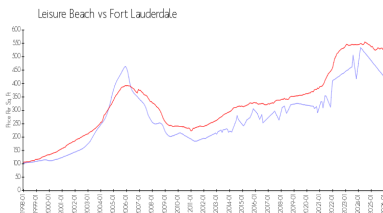
Leisure Beach Condominium
200 S Birch Rd
Fort Lauderdale, FL 33316
(954) 523-2195

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
802	647 sq ft	Feb 2026	\$230,000	\$355
802	647 sq ft	Feb 2026	\$230,000	\$355
801	756 sq ft	Sep 2025	\$345,000	\$456

Market Information



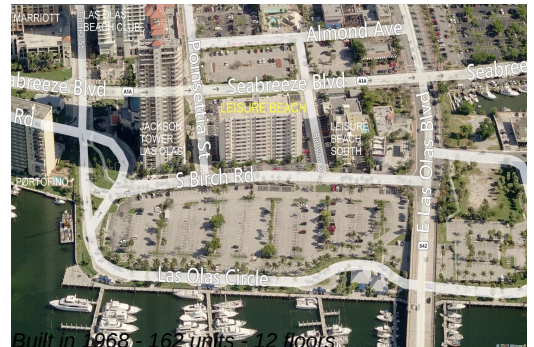
Leisure Beach:	\$414/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Leisure Beach	10%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Leisure Beach	97 days
Fort Lauderdale	103 days



Broward

89 days