

# Unit 602 - Coconut Grove

602 - 1200 Holiday Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: R11132104  
 Status: Active  
 Size: 2,654 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Covered, Garage, Guest  
 View: Ocean  
 List Price: \$3,800,000  
 List PPSF: \$1,432  
 Valuated Price: \$3,360,000  
 Valuated PPSF: \$1,266

*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: 63  
 Number of active listings for rent: 1  
 Number of active listings for sale: 4  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

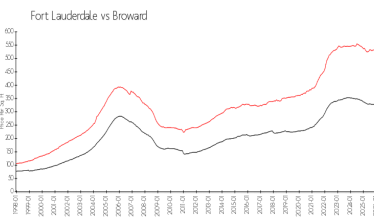
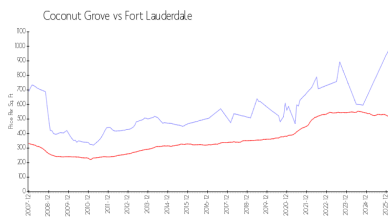
Coconut Grove residence condominium management office:  
 (954) 768 - 0565

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,465 sq ft	Jan 2026	\$619,000	\$423
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## Market Information



Coconut Grove: \$1014/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$304/sq. ft.

## Inventory for Sale

Coconut Grove: 6%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Coconut Grove: 87 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days