

Unit 407 - Leisure Beach

407 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: R11166984
 Status: Active
 Size: 647 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View: Intracoastal
 List Price: \$274,999
 List PPSF: \$425
 Valuated Price: \$264,000
 Valuated PPSF: \$408

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

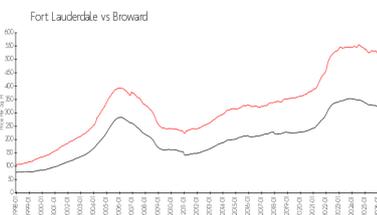
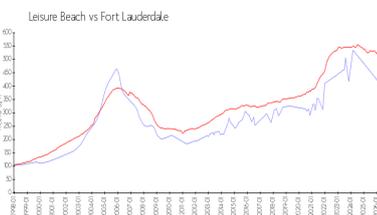
Leisure Beach Condominium
 200 S Birch Rd
 Fort Lauderdale, FL 33316
 (954) 523-2195

<https://>

Recent Sales

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

Market Information



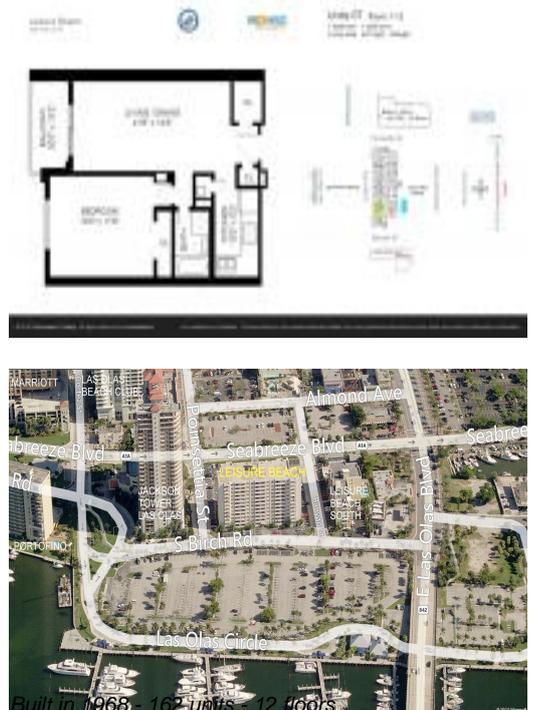
Leisure Beach: \$414/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$306/sq. ft.

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
Broward

103 days
89 days