

Unit PH-A - Corniche

PH-A - 1440 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	RX-10969404
Status:	Active
Size:	3,000 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Covered,Open
View:	Ocean
List Price:	\$1,445,000
List PPSF:	\$482
Valuated Price:	\$1,674,000
Valuated PPSF:	\$558

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:	52
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	5%
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:	0

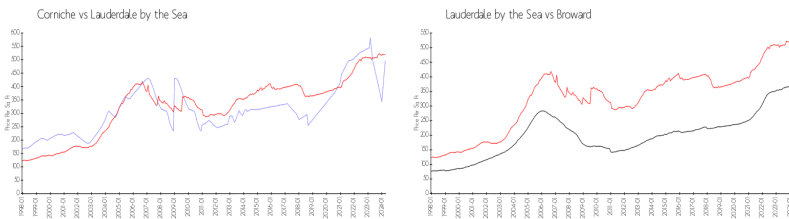
Building Association Information

Corniche Condominium Association
(954) 946-9031

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11D	2,768 sq ft	Jan 2024	\$1,000,000	\$361

Market Information



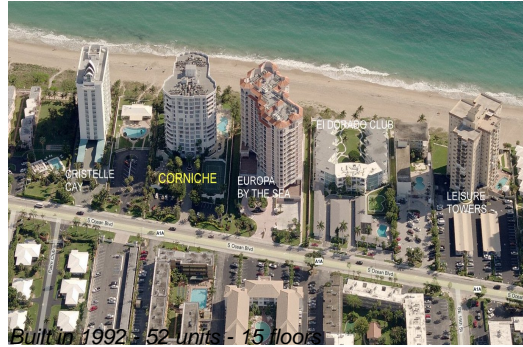
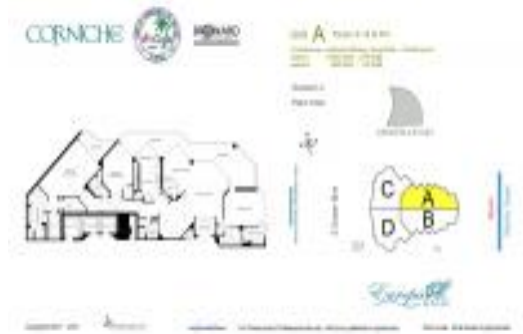
Corniche:	\$498/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Corniche	6%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Corniche	42 days
Lauderdale by the Sea	82 days



Broward

67 days