

Unit 1910 - Tower at Port Royale

1910 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|---------------------------|
| MLS Number: | RX-11000114 |
| Status: | Active |
| Size: | 1,005 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned |
| View: | Intracoastal,Marina,Ocean |
| List Price: | \$419,900 |
| List PPSF: | \$418 |
| Valuated Price: | \$362,000 |
| Valuated PPSF: | \$423 |

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

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|--|-----|
| Number of units: | 230 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 12 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 4 |

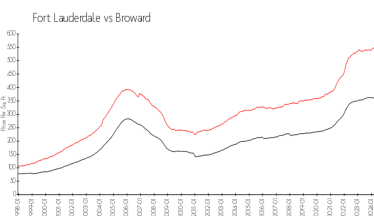
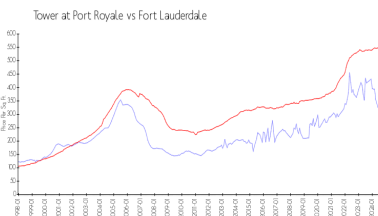
Building Association Information

building management office :
954-776-0233.

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 905 | 1,290 sq ft | Oct 2024 | \$286,000 | \$222 |
| 1402 | 1,290 sq ft | Oct 2024 | \$449,900 | \$349 |
| 203 | | Sep 2024 | \$370,000 | |
| 201 | 1,740 sq ft | Aug 2024 | \$640,000 | \$368 |
| 404 | | Jul 2024 | \$250,000 | |

Market Information



| | | | |
|-----------------------|---------------|------------------|---------------|
| Tower at Port Royale: | \$417/sq. ft. | Fort Lauderdale: | \$539/sq. ft. |
| Fort Lauderdale: | \$539/sq. ft. | Broward: | \$340/sq. ft. |

Inventory for Sale

| | |
|----------------------|-----|
| Tower at Port Royale | 10% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Tower at Port Royale | 50 days |
| Fort Lauderdale | 86 days |
| Broward | 74 days |

