

Unit 311 - Tower at Port Royale

311 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: RX-11025076
 Status: Expired
 Size: 1,330 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage - Attached,Guest,Covered,Assigned
 View: Intracoastal,Other,Marina
 List Price: \$459,000
 List PPSF: \$345
 Valuated Price: \$436,000
 Valuated PPSF: \$338

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: 230
 Number of active listings for rent: 5
 Number of active listings for sale: 23
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

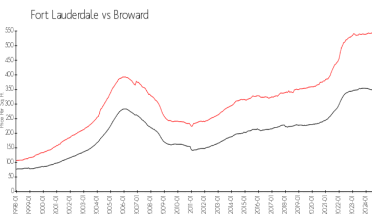
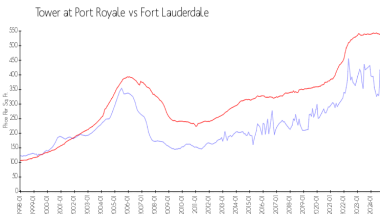
Building Association Information

building management office :
 954-776-0233.

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	1,450 sq ft	Dec 2024	\$660,000	\$455
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

Market Information



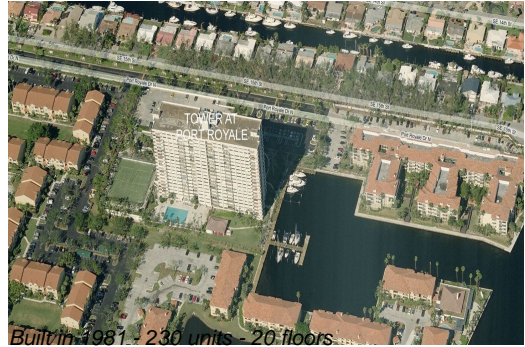
Tower at Port Royale:	\$389/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Tower at Port Royale: 10%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Tower at Port Royale: 49 days
 Fort Lauderdale: 89 days



Broward

78 days