

# Unit 212 - Leisure Beach

212 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: RX-11027670  
 Status: Active  
 Size: 647 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Pool  
 Rental Price: \$1,800  
 List PPSF: \$3  
 Valuated Price: \$331,000  
 Valuated PPSF: \$512

*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.*

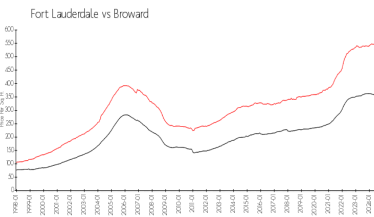
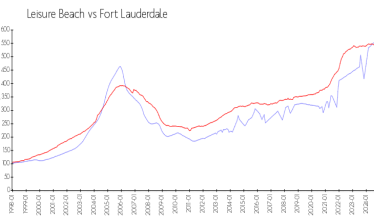
## Building Information

Number of units: 162  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

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

## Market Information



Leisure Beach: \$557/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Leisure Beach 4%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Leisure Beach 142 days  
 Fort Lauderdale 86 days  
 Broward 74 days

