

Unit 204 - Leisure Beach

204 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	RX-11120978
Status:	Active
Size:	647 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Intracoastal, Other
Rental Price:	\$2,000
List PPSF:	\$3
Valuated Price:	\$281,000
Valuated PPSF:	\$434

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

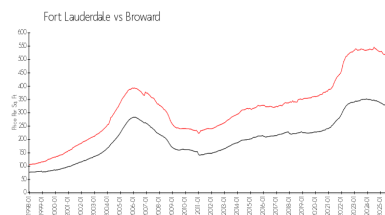
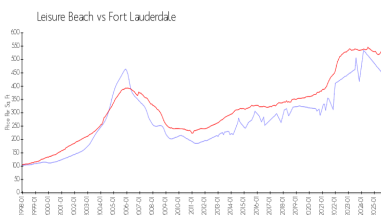
Number of units:	162
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

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

<https://>

Market Information



Leisure Beach: \$450/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Leisure Beach	10%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Leisure Beach	82 days
Fort Lauderdale	100 days
Broward	88 days

