

Unit 2-303 - Cote d'Azur

2-303 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: A11494896
 Status: Active
 Size: 1,210 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Other Parking
 View:
 List Price: \$575,000
 List PPSF: \$475
 Valuated Price: \$401,000
 Valuated PPSF: \$331

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: 204
 Number of active listings for rent: 9
 Number of active listings for sale: 20
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 5

Building Association Information

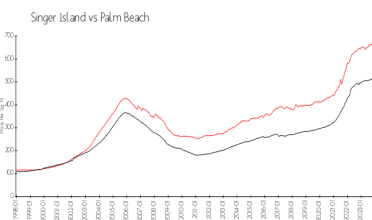
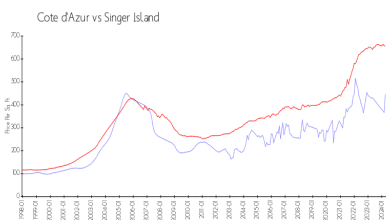
Cote d'Azur Condominiu Association Inc
 4200 N. Ocean Drive, Singer Island, Florida 33404
 (561) 844-6259
 agingerich@cotecondo.com

http://www.cotecondo.com/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1605	1,432 sq ft	Apr 2024	\$620,000	\$433
1-906	1,210 sq ft	Apr 2024	\$800,000	\$661
2-1402	1,432 sq ft	Apr 2024	\$680,000	\$475
1-901	1,432 sq ft	Apr 2024	\$845,000	\$590
1-305	1,632 sq ft	Mar 2024	\$529,000	\$324

Market Information



Cote d'Azur: \$447/sq. ft.
 Singer Island: \$656/sq. ft.

Singer Island: \$656/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

Cote d'Azur 10%



Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Cote d'Azur	78 days
Singer Island	78 days
Palm Beach	56 days