

# Unit 22G - Eastpointe I

22G - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	A11612876
Status:	Active
Size:	1,291 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$899,000
List PPSF:	\$696
Valuated Price:	\$806,000
Valuated PPSF:	\$622

*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:	147
Number of active listings for rent:	5
Number of active listings for sale:	11
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

## Building Association Information

Eastpointe Condominium Association, Inc  
 5380 N Ocean Drive  
 Riviera Beach, FL 33404-2515  
 (561) 842-6771

## Recent Sales

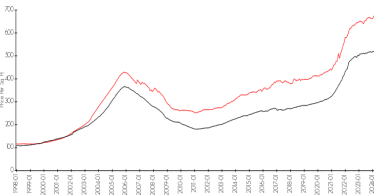
Unit #	Size	Closing Date	Sale Price	PPSF
14-A	2,030 sq ft	Jul 2024	\$735,000	\$362
7-B	1,700 sq ft	Jul 2024	\$675,000	\$397
4-E	1,879 sq ft	Jun 2024	\$645,000	\$343
15b	1,700 sq ft	May 2024	\$550,000	\$324
15d	2,540 sq ft	Aug 2023	\$950,000	\$374

## Market Information

Eastpointe I vs Singer Island



Singer Island vs Palm Beach



Eastpointe I: \$535/sq. ft.  
 Singer Island: \$665/sq. ft.

Singer Island: \$665/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale

Eastpointe I	7%
Singer Island	4%
Palm Beach	3%

## **Avg. Time to Close Over Last 12 Months**

Eastpointe I	99 days
Singer Island	83 days
Palm Beach	58 days