

# Unit A-21A - Phoenix Towers

A-21A - 2800 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	F10432334
Status:	Active
Size:	1,219 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View
List Price:	\$740,000
List PPSF:	\$607
Valuated Price:	\$656,000
Valuated PPSF:	\$538

*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:	175
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

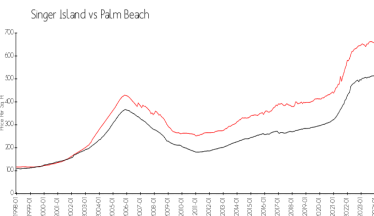
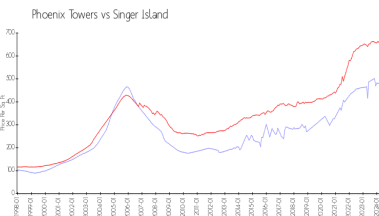
## Building Association Information

Phoenix Towers Condominium  
 2800 N Ocean Dr,  
 Riviera Beach, FL 33404,  
 Phone:(561) 844-8623

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B-11b	1,279 sq ft	Mar 2024	\$545,000	\$426
B-10c	1,219 sq ft	Feb 2024	\$600,000	\$492
B-12d	1,219 sq ft	Jan 2024	\$549,000	\$450
A-5d	1,219 sq ft	Dec 2023	\$626,000	\$514
B-3a	1,219 sq ft	Dec 2023	\$430,000	\$353

## Market Information



Phoenix Towers:	\$478/sq. ft.	Singer Island:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Phoenix Towers	7%
Singer Island	4%
Palm Beach	3%



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

Phoenix Towers	101 days
Singer Island	78 days
Palm Beach	56 days