

# Unit S-21 - 2 North Breakers Row

S-21 - 2 N Breakers Row, Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number: RX-10848798  
 Status: Active  
 Size: 3,243 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces,Assigned,Garage - Building  
 View: Golf,Ocean  
 List Price: \$10,500,000  
 List PPSF: \$3,238  
 Valuated Price: \$9,500,000  
 Valuated PPSF: \$2,929

*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: 47  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

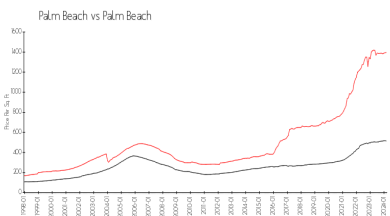
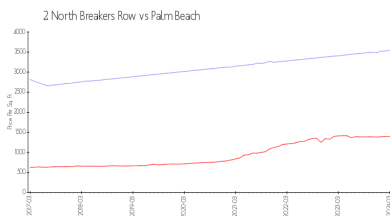
## Building Association Information

Breakers Row  
 Address: 2 N Breakers Row,  
 Palm Beach, FL 33480  
 Phone: +1 561-659-2488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S45	3,728 sq ft	Dec 2023	\$9,000,000	\$2,414

## Market Information



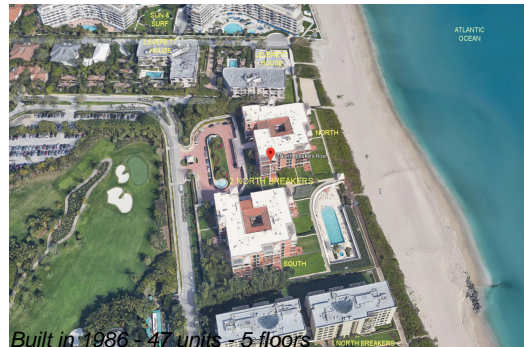
2 North Breakers Row:	\$3524/sq. ft.	Palm Beach:	\$1397/sq. ft.
Palm Beach:	\$1397/sq. ft.	Palm Beach:	\$453/sq. ft.

## Inventory for Sale

2 North Breakers Row	6%
Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

2 North Breakers Row	n/a
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Palm Beach  
Palm Beach

79 days  
55 days