

# 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:	\$9,546,000
Valuated PPSF:	\$2,944

*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

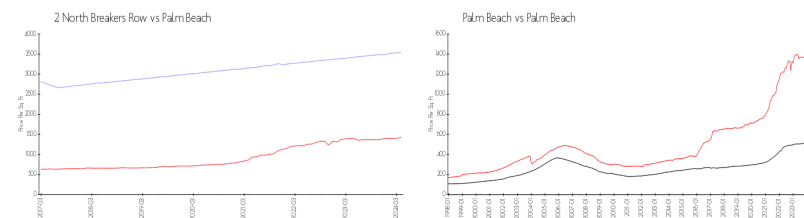
## Building Association Information

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



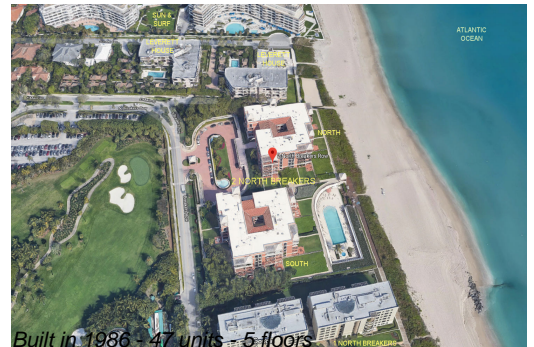
2 North Breakers Row:	\$3541/sq. ft.	Palm Beach:	\$1428/sq. ft.
Row:		Palm Beach:	\$467/sq. ft.

## 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

80 days  
56 days