

Unit B-7A - Phoenix Towers

B-7A - 2800 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10870202
Status:	Active Under Contract
Size:	1,219 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered
View:	City, Intracoastal, Ocean
List Price:	\$495,000
List PPSF:	\$406
Valuated Price:	\$515,000
Valuated PPSF:	\$422

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:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

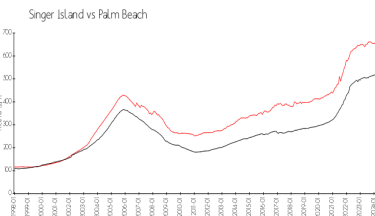
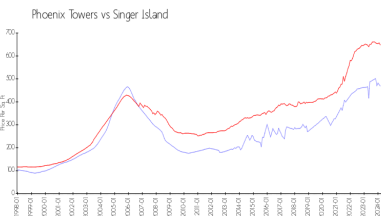
Building Association Information

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:	\$453/sq. ft.	Singer Island:	\$648/sq. ft.
Singer Island:	\$648/sq. ft.	Palm Beach:	\$454/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Phoenix Towers	95 days
Singer Island	78 days
Palm Beach	55 days