

# Unit 406 - Beachfront at Singer Island

406 - 4600 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10932453  
 Status: Active  
 Size: 3,801 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Driveway,Under Building  
 View: Ocean,Pool  
 List Price: \$2,600,000  
 List PPSF: \$684  
 Valuated Price: \$1,411,000  
 Valuated PPSF: \$446



*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: 59  
 Number of active listings for rent: 6  
 Number of active listings for sale: 10  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

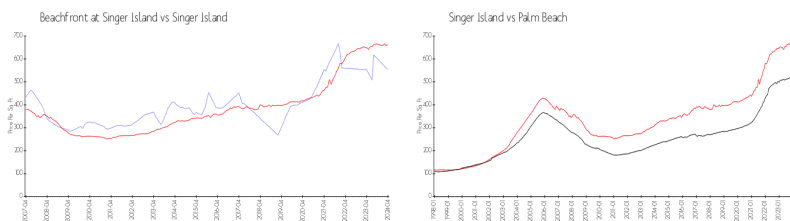
## Building Association Information

Beachfront At Singer Island  
 4600 N Ocean Dr, Riviera Beach FL 33404  
 (561) 844-4647

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	3,820 sq ft	Oct 2023	\$2,350,000	\$615
404	3,993 sq ft	Aug 2023	\$1,450,000	\$363
201	2,787 sq ft	Jul 2023	\$1,050,000	\$377
802	2,690 sq ft	Jul 2023	\$1,437,500	\$534

## Market Information



Beachfront at Singer Island: \$552/sq. ft.  
 Singer Island: \$662/sq. ft.  
 Singer Island: \$662/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Beachfront at Singer Island: 17%  
 Singer Island: 4%  
 Palm Beach: 3%

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

Beachfront at Singer Island	n/a
Singer Island	82 days
Palm Beach	56 days