

# Unit 1602 - Corniche

1602 - 5200 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10934287
Status:	Active
Size:	1,831 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Guest
View:	Intracoastal,Ocean
List Price:	\$1,350,000
List PPSF:	\$737
Valuated Price:	\$1,030,000
Valuated PPSF:	\$627

*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:	110
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

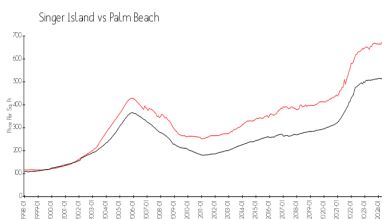
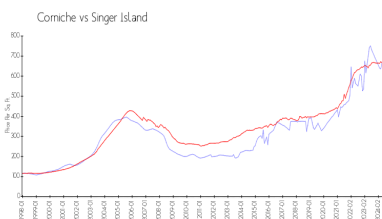
## Building Association Information

CORNICHE CONDOMINIUM ASSOCIATION INC  
5200 N OCEAN DR  
WEST PALM BEACH, FL 33404-2659  
(561) 848-3911

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	1,604 sq ft	Sep 2024	\$1,000,000	\$623
1201	1,831 sq ft	Jun 2024	\$1,150,000	\$628
1401	1,642 sq ft	May 2024	\$1,250,000	\$761
1702	3,362 sq ft	Mar 2024	\$1,925,000	\$573

## Market Information



Corniche:	\$594/sq. ft.	Singer Island:	\$659/sq. ft.
Singer Island:	\$659/sq. ft.	Palm Beach:	\$471/sq. ft.

## Inventory for Sale

Corniche	6%
Singer Island	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Corniche	55 days
Singer Island	83 days
Palm Beach	58 days

