

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:	\$1,099,000
Valuated PPSF:	\$669

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:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

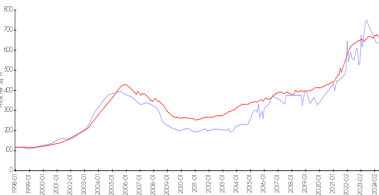
CORNICHE CONDOMINIUM ASSOCIATION INC
 5200 N OCEAN DR
 WEST PALM BEACH, FL 33404-2659
 (561) 848-3911

Recent Sales

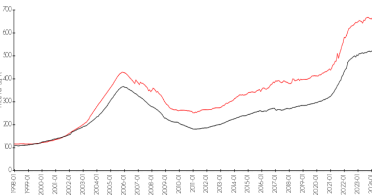
Unit #	Size	Closing Date	Sale Price	PPSF
1201	1,831 sq ft	Jun 2024	\$1,150,000	\$628
1401	1,642 sq ft	May 2024	\$1,250,000	\$761
1702	3,362 sq ft	Mar 2024	\$1,925,000	\$573
1606	2,393 sq ft	Aug 2023	\$1,550,000	\$648
501	1,975 sq ft	Aug 2023	\$1,200,000	\$608

Market Information

Corniche vs Singer Island



Singer Island vs Palm Beach



Corniche:	\$634/sq. ft.	Singer Island:	\$665/sq. ft.
Singer Island:	\$665/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Corniche	5%
Singer Island	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Corniche	70 days
Singer Island	84 days
Palm Beach	57 days