

Unit A-12B - Phoenix Towers

A-12B - 2800 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10938880
 Status: Active
 Size: 1,279 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Bay, City, Intracoastal, Pool
 List Price: \$539,000
 List PPSF: \$421
 Valuated Price: \$491,000
 Valuated PPSF: \$403

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: 14
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

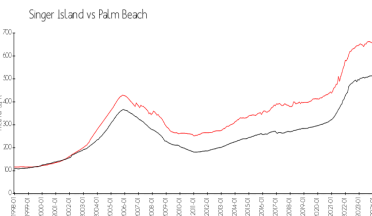
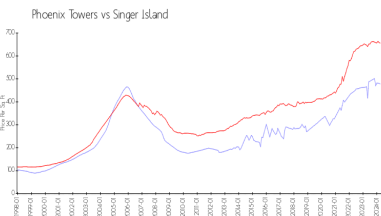
Building Association Information

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: \$478/sq. ft.
 Singer Island: \$656/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Phoenix Towers	101 days
Singer Island	78 days
Palm Beach	56 days