

# Unit 404 - Corniche

404 - 5200 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10939316
Status:	Active
Size:	1,857 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Under Building
View:	Ocean
List Price:	\$875,000
List PPSF:	\$471
Valuated Price:	\$879,000
Valuated PPSF:	\$548

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:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

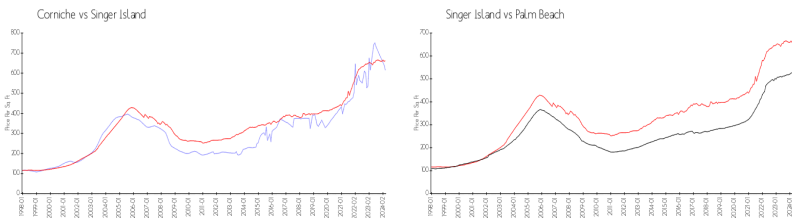
## Building Association Information

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
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
1203	1,857 sq ft	Jul 2023	\$1,100,000	\$592
803	1,831 sq ft	Jun 2023	\$1,100,000	\$601

## Market Information



Corniche:	\$616/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Corniche	6%
Singer Island	4%
Palm Beach	3%



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

Corniche	70 days
Singer Island	80 days
Palm Beach	56 days