

Unit 19B - Eastpointe I

19B - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | RX-10948326 |
| Status: | Active |
| Size: | 1,700 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$799,000 |
| List PPSF: | \$470 |
| Valuated Price: | \$708,000 |
| Valuated PPSF: | \$488 |

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: | 147 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

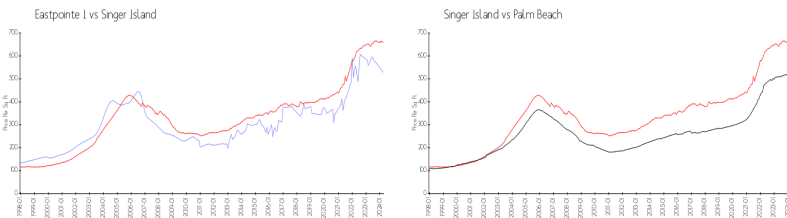
Building Association Information

Eastpoint Condominium Association, Inc
 5380 N Ocean Drive
 Riviera Beach, FL 33404-2515
 (561) 842-6771

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 15b | 1,700 sq ft | May 2024 | \$550,000 | \$324 |
| 15d | 2,540 sq ft | Aug 2023 | \$950,000 | \$374 |
| 9b | 1,532 sq ft | Jun 2023 | \$870,000 | \$568 |
| 19f | 1,879 sq ft | Jun 2023 | \$815,000 | \$434 |
| 17-A | 2,030 sq ft | Jun 2023 | \$729,000 | \$359 |

Market Information



| | | | |
|----------------|---------------|----------------|---------------|
| Eastpointe I: | \$528/sq. ft. | Singer Island: | \$662/sq. ft. |
| Singer Island: | \$662/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|---------------|-----|
| Eastpointe I | 10% |
| Singer Island | 4% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Eastpointe I | 48 days |
| Singer Island | 80 days |
| Palm Beach | 56 days |