

Unit 1904-D - Corniche

1904-D - 5200 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | RX-10953099 |
| Status: | Active |
| Size: | 3,088 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces,Assigned,Under Building |
| View: | Ocean |
| List Price: | \$1,947,000 |
| List PPSF: | \$631 |
| Valuated Price: | \$1,775,000 |
| Valuated PPSF: | \$670 |

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: | 5 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

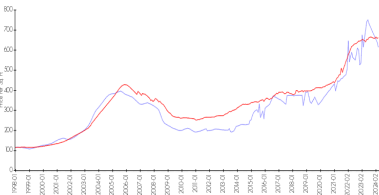
CORNICHE CONDOMINIUM ASSOCIATION INC
 5200 N OCEAN DR
 WEST PALM BEACH, FL 33404-2659
 (561) 848-3911

Recent Sales

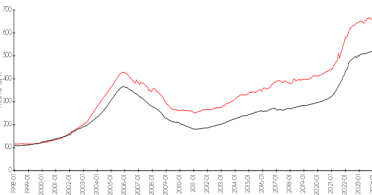
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1702 | 3,362 sq ft | Mar 2024 | \$1,925,000 | \$573 |
| 1606 | 2,393 sq ft | Aug 2023 | \$1,550,000 | \$648 |
| 501 | 1,975 sq ft | Aug 2023 | \$1,200,000 | \$608 |
| 1203 | 1,857 sq ft | Jul 2023 | \$1,100,000 | \$592 |
| 803 | 1,831 sq ft | Jun 2023 | \$1,100,000 | \$601 |

Market Information

Corniche vs Singer Island



Singer Island vs Palm Beach



| | | | |
|----------------|---------------|----------------|---------------|
| 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 | 82 days |
| Palm Beach | 56 days |