

Unit 9J - Eastpointe II

9J - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10955004
 Status: Active
 Size: 3,061 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned,Covered,Driveway,Garage - Building,Guest,Under Building,Vehicle Restrictions
 View: Intracoastal,Ocean
 List Price: \$2,000,000
 List PPSF: \$653
 Valuated Price: \$1,502,000
 Valuated PPSF: \$611

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: 69
 Number of active listings for rent: 5
 Number of active listings for sale: 17
 Building inventory for sale: 24%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

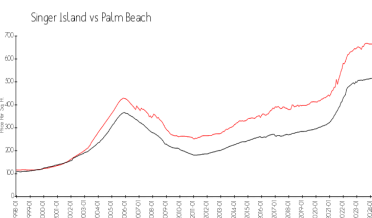
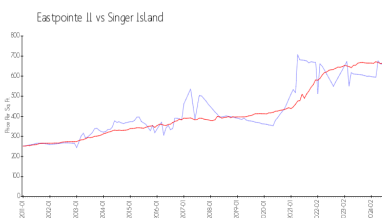
Building Association Information

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
22J	2,715 sq ft	Jun 2024	\$950,000	\$350
16H	2,715 sq ft	May 2024	\$1,675,000	\$617
16i	3,006 sq ft	Apr 2024	\$1,550,000	\$516
22i	2,482 sq ft	Mar 2024	\$1,500,000	\$604
7j	3,061 sq ft	Dec 2023	\$1,010,000	\$330

Market Information



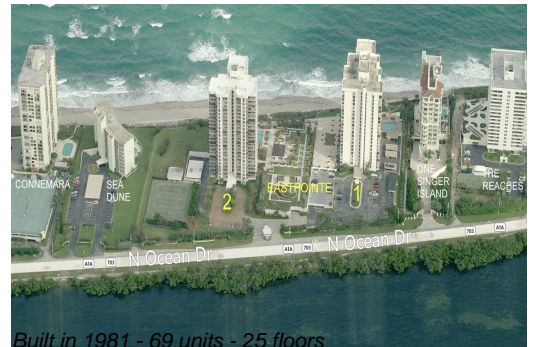
Eastpointe II: \$650/sq. ft. Singer Island: \$659/sq. ft.
 Singer Island: \$659/sq. ft. Palm Beach: \$471/sq. ft.

Inventory for Sale

Eastpointe II: 25%
 Singer Island: 4%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months

Eastpointe II: 104 days
 Singer Island: 83 days



Palm Beach

58 days