

Unit 2-704 - Cote d'Azur

2-704 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10959639
 Status: Active
 Size: 1,432 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Intracoastal,Ocean
 List Price: \$659,000
 List PPSF: \$460
 Valuated Price: \$523,000
 Valuated PPSF: \$365

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: 204
 Number of active listings for rent: 9
 Number of active listings for sale: 20
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 5

Building Association Information

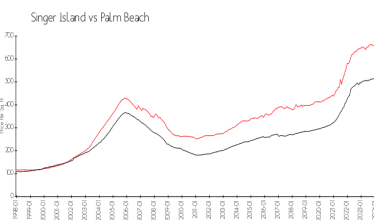
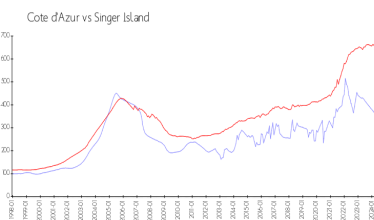
Cote d'Azur Condominiu Association Inc
 4200 N. Ocean Drive, Singer Island, Florida 33404
 (561) 844-6259
 agingerich@cotecondo.com

http://www.cotecondo.com/outside_home.asp

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2-1605 | 1,432 sq ft | Apr 2024 | \$620,000 | \$433 |
| 1-906 | 1,210 sq ft | Apr 2024 | \$800,000 | \$661 |
| 2-1402 | 1,432 sq ft | Apr 2024 | \$680,000 | \$475 |
| 1-901 | 1,432 sq ft | Apr 2024 | \$845,000 | \$590 |
| 1-305 | 1,632 sq ft | Mar 2024 | \$529,000 | \$324 |

Market Information



Cote d'Azur: \$447/sq. ft. Singer Island: \$656/sq. ft.
 Singer Island: \$656/sq. ft. Palm Beach: \$467/sq. ft.

Inventory for Sale

Cote d'Azur: 10%
 Singer Island: 4%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Cote d'Azur
Singer Island
Palm Beach

78 days
78 days
56 days