

# Unit 3F - Eastpointe I

3F - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10962633  
 Status: Active  
 Size: 1,879 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Open, Under Building  
 View: Ocean  
 List Price: \$859,900  
 List PPSF: \$458  
 Valuated Price: \$627,000  
 Valuated PPSF: \$397



*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: 15  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

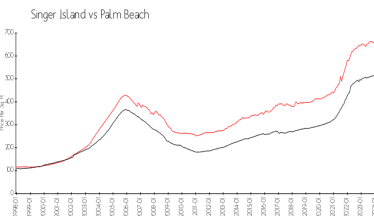
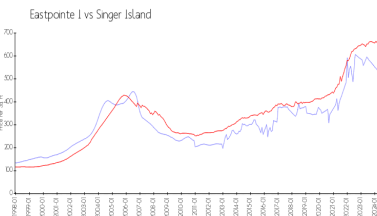
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
21 C	1,532 sq ft	May 2023	\$800,000	\$522

## Market Information



Eastpointe I: \$534/sq. ft.      Singer Island: \$656/sq. ft.  
 Singer Island: \$656/sq. ft.      Palm Beach: \$468/sq. ft.

## Inventory for Sale

Eastpointe I: 10%  
 Singer Island: 4%  
 Palm Beach: 3%

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

Eastpointe I	53 days
Singer Island	78 days
Palm Beach	56 days