

Unit 2-304 - Cote d'Azur

2-304 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10968645
Status:	Active
Size:	1,432 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$529,000
List PPSF:	\$369
Valuated Price:	\$502,000
Valuated PPSF:	\$351

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

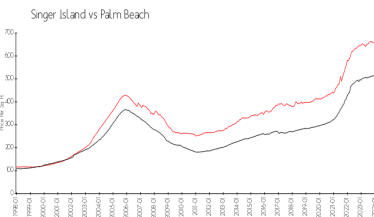
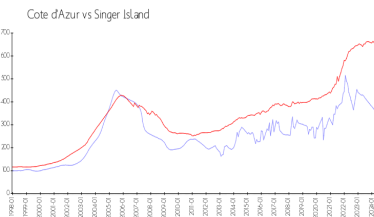
Cote d'Azur Condominiu Association Inc
 4200 N. Ocean Drive, Singer Island, Florida 33404
 (561) 844-6259
 agingerich@cotecondo.com

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