

Unit 1809 - Marina Grande

1809 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10968806
Status:	Active
Size:	1,951 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered,Garage - Building,Guest
View:	City,Intracoastal,Marina,Ocean
List Price:	\$749,000
List PPSF:	\$384
Valuated Price:	\$767,000
Valuated PPSF:	\$461

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:	349
Number of active listings for rent:	28
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

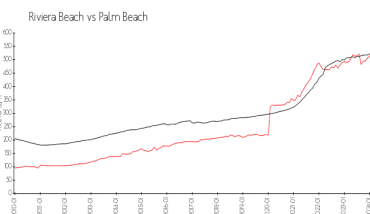
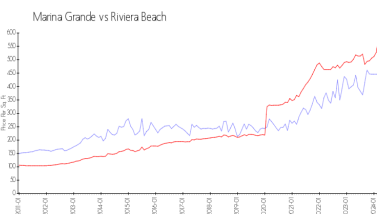
Building Association Information

Marina Grande
2650 Lake Shore Drive # 106
Riviera Beach, FL33404
(561) 842-1699

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
515	1,701 sq ft	May 2024	\$705,000	\$414
1209	1,951 sq ft	May 2024	\$720,000	\$369
2305	1,848 sq ft	Mar 2024	\$699,000	\$378
1703	1,692 sq ft	Mar 2024	\$735,000	\$434
1506	2,287 sq ft	Mar 2024	\$975,000	\$426

Market Information

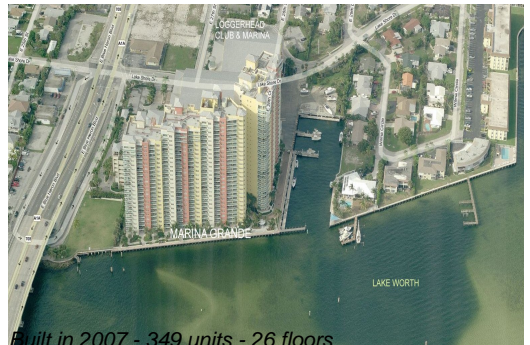


Marina Grande: \$435/sq. ft.
Riviera Beach: \$564/sq. ft.

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Palm Beach: \$475/sq. ft.

Inventory for Sale

Marina Grande	3%
Riviera Beach	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Marina Grande	85 days
Riviera Beach	79 days
Palm Beach	56 days