

Unit 2103 - Marina Grande

2103 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10975632
 Status: Active
 Size: 1,917 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces
 View: Intracoastal, Ocean
 List Price: \$1,190,000
 List PPSF: \$621
 Valuated Price: \$566,000
 Valuated PPSF: \$338

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: 14
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

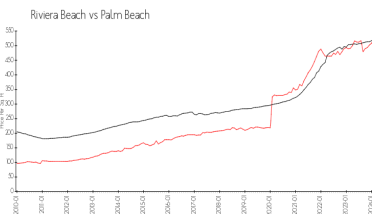
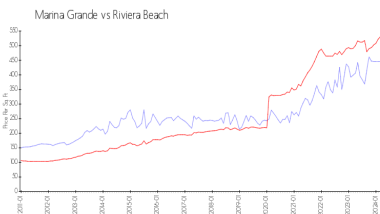
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2405	1,848 sq ft	Nov 2023	\$657,000	\$356
207	2,350 sq ft	Nov 2023	\$910,000	\$387
2104	2,120 sq ft	Nov 2023	\$840,000	\$396

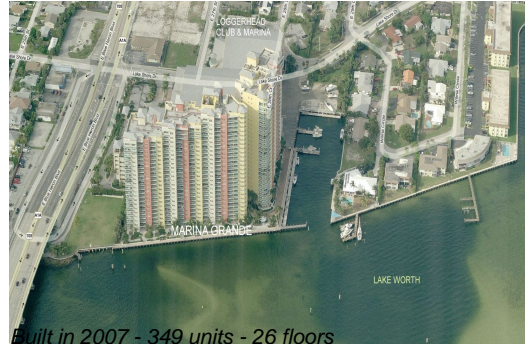
Market Information



Marina Grande: \$340/sq. ft.
 Riviera Beach: \$507/sq. ft.
 Riviera Beach: \$507/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

Marina Grande 4%
 Riviera Beach 4%
 Palm Beach 3%



Avg. Time to Close Over Last 12 Months

Marina Grande	85 days
Riviera Beach	81 days
Palm Beach	56 days