

Unit 2-505 - Cote d'Azur

2-505 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10978345
Status:	Active
Size:	1,732 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Attached
View:	Intracoastal, Ocean
List Price:	\$675,000
List PPSF:	\$390
Valuated Price:	\$689,000
Valuated PPSF:	\$481

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:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
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
agingrich@cotecondo.com

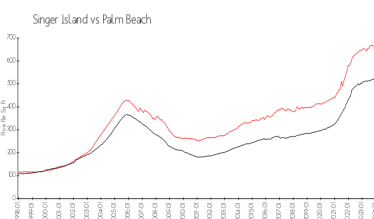
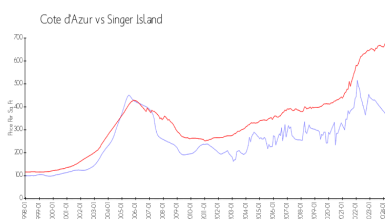
http://www.cotecondo.com/outside_home.asp



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	1,632 sq ft	May 2024	\$625,000	\$383
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

Market Information



Cote d'Azur:	\$469/sq. ft.	Singer Island:	\$665/sq. ft.
Singer Island:	\$665/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Cote d'Azur	7%
Singer Island	4%

Palm Beach	3%
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Avg. Time to Close Over Last 12 Months

Cote d'Azur	83 days
Singer Island	82 days
Palm Beach	57 days