

Unit 2-106 - Cote d'Azur

2-106 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10982473
Status:	Cancelled
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Other
List Price:	\$599,000
List PPSF:	\$495
Valuated Price:	\$269,000
Valuated PPSF:	\$222

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:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

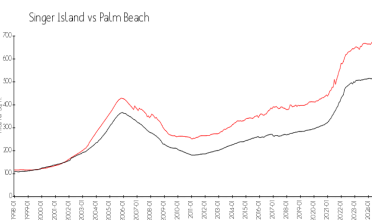
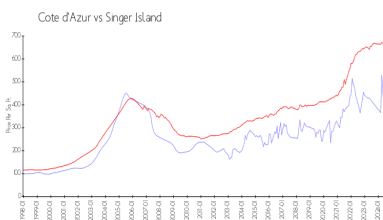
Cote d'Azur Condominiu Association Inc
4200 N. Ocean Drive, Singer Island, Florida 33404
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http://www.cotecondo.com/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1806	1,210 sq ft	Jul 2024	\$545,000	\$450
1-1604	1,432 sq ft	Jul 2024	\$525,000	\$367
1-1203	1,210 sq ft	Jun 2024	\$435,000	\$360
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: \$236/sq. ft.
Singer Island: \$659/sq. ft.

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Palm Beach: \$471/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	88 days
Singer Island	83 days
Palm Beach	58 days