

Unit 8-A - Tiara

8-A - 3000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10987204
Status:	Active
Size:	1,759 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Intracoastal,Ocean
List Price:	\$1,150,000
List PPSF:	\$654
Valuated Price:	\$833,000
Valuated PPSF:	\$617

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:	319
Number of active listings for rent:	37
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

Building Association Information

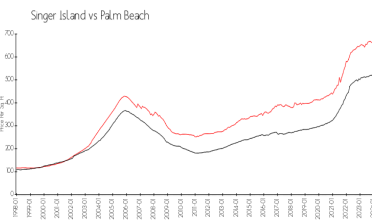
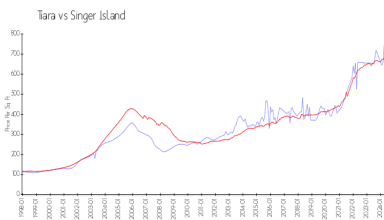
Tiara Condominium Associates Inc
 3000 N Ocean Drive
 Riviera Beach, FL33404-3268
 (561) 845-7755

<http://www.tiaraoffice.com/contacts>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Ph-A	1,821 sq ft	Jun 2024	\$1,550,000	\$851
37-F	1,524 sq ft	May 2024	\$1,175,000	\$771
2-F	1,780 sq ft	May 2024	\$900,000	\$506
28-E	1,718 sq ft	Apr 2024	\$900,000	\$524
29-F	1,780 sq ft	Apr 2024	\$1,300,000	\$730
22e	1,568 sq ft	Apr 2024	\$1,180,000	\$753

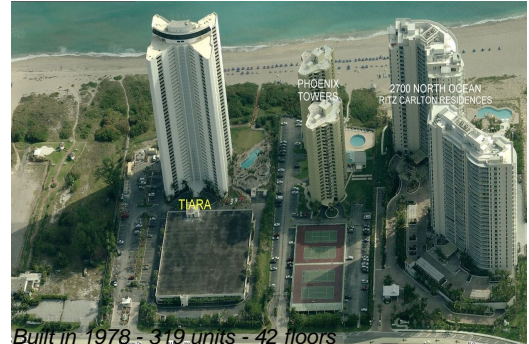
Market Information



Tiara:	\$681/sq. ft.	Singer Island:	\$665/sq. ft.
Singer Island:	\$665/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Tiara	3%
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Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Tiara	75 days
Singer Island	83 days
Palm Beach	57 days