

## 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:	\$869,000
Valuated PPSF:	\$644

*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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

### Building Association Information

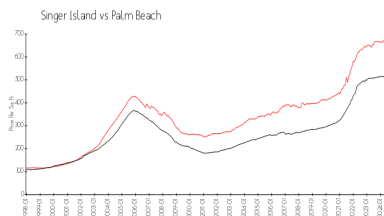
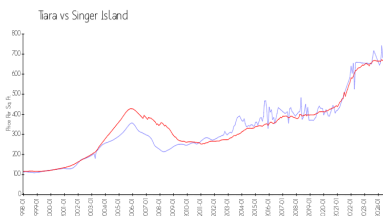
Tiara Condominium Associates Inc  
3000 N Ocean Drive  
Riviera Beach, FL33404-3268  
(561) 845-7755

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

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
41-F	1,780 sq ft	Sep 2024	\$1,050,000	\$590
37-G	1,120 sq ft	Aug 2024	\$630,000	\$563
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

### Market Information

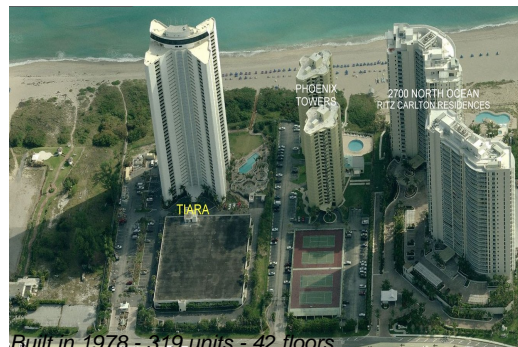


Tiara:	\$710/sq. ft.	Singer Island:	\$659/sq. ft.
Singer Island:	\$659/sq. ft.	Palm Beach:	\$471/sq. ft.

### Inventory for Sale

Tiara	3%
Singer Island	4%
Palm Beach	3%

### Avg. Time to Close Over Last 12 Months



Tiara  
Singer Island  
Palm Beach

69 days  
83 days  
58 days