

Unit 101 - Marina Grande

101 - 2640 Lake Shore Dr, Riviera Beach, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10988882
Status:	Active
Size:	1,750 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned
View:	Intracoastal,Marina
List Price:	\$698,000
List PPSF:	\$399
Valuated Price:	\$559,000
Valuated PPSF:	\$351

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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

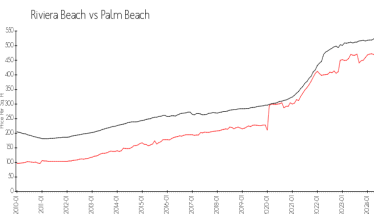
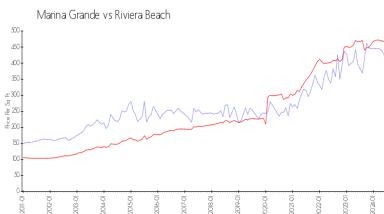
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	1,890 sq ft	May 2024	\$710,000	\$376
515	1,701 sq ft	May 2024	\$705,000	\$414
1209	1,951 sq ft	May 2024	\$720,000	\$369
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

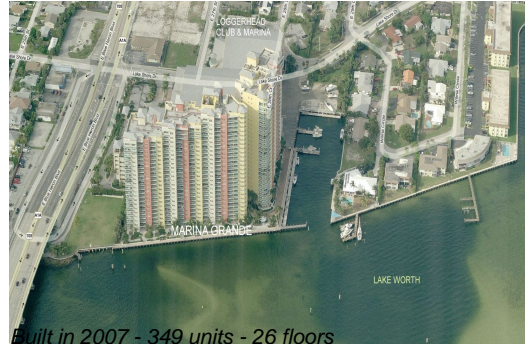
Market Information



Marina Grande:	\$419/sq. ft.	Riviera Beach:	\$466/sq. ft.
Riviera Beach:	\$466/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Marina Grande	5%
Riviera Beach	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Marina Grande	90 days
Riviera Beach	69 days
Palm Beach	58 days