

# Unit 41-F - Tiara

41-F - 3000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10991421  
 Status: Active  
 Size: 1,780 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Open, Vehicle Restrictions  
 View: Intracoastal, Ocean  
 List Price: \$1,250,000  
 List PPSF: \$702  
 Valuated Price: \$1,275,000  
 Valuated PPSF: \$786

*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

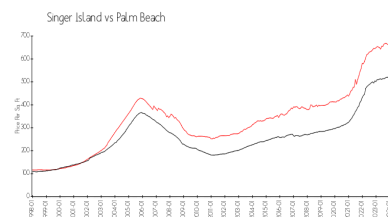
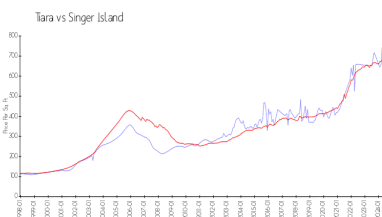
Tiara Condominium Associates Inc  
 3000 N Ocean Drive  
 Riviera Beach, FL33404-3268  
 (561) 845-7755

<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



Built in 1978 - 319 units - 42 floors

Tiara	3%
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