

# Unit 2-106 - Cote d'Azur

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

## Unit Information

MLS Number: RX-11016667  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Garden  
 List Price: \$500,000  
 List PPSF: \$413  
 Valuated Price: \$460,000  
 Valuated PPSF: \$380

*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: 19  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

Cote d'Azur Condominiu Association Inc  
 4200 N. Ocean Drive, Singer Island, Florida 33404  
 (561) 844-6259  
 agingerich@cotecondo.com

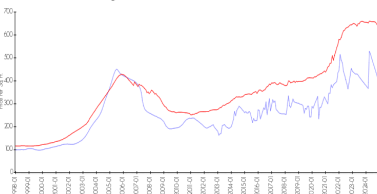
[http://www.cotecondo.com/outside\\_home.asp](http://www.cotecondo.com/outside_home.asp)

## Recent Sales

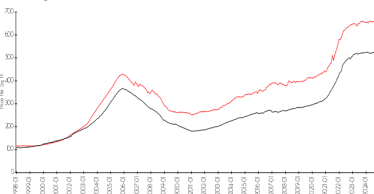
Unit #	Size	Closing Date	Sale Price	PPSF
2-204	1,432 sq ft	Dec 2024	\$450,000	\$314
2-1806	1,210 sq ft	Jul 2024	\$545,000	\$450
1-1604	1,432 sq ft	Jul 2024	\$525,000	\$367
1-1203	1,210 sq ft	Jun 2024	\$435,000	\$360
604	1,632 sq ft	May 2024	\$625,000	\$383

## Market Information

Cote d'Azur vs Singer Island



Singer Island vs Palm Beach



Cote d'Azur: \$403/sq. ft.      Singer Island: \$639/sq. ft.  
 Singer Island: \$639/sq. ft.      Palm Beach: \$464/sq. ft.

## Inventory for Sale

Cote d'Azur: 9%  
 Singer Island: 6%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months



Cote d'Azur  
Singer Island  
Palm Beach

133 days  
92 days  
62 days