

# Unit 1406 - Connemara

1406 - 5420 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

|                 |                    |
|-----------------|--------------------|
| MLS Number:     | RX-11028040        |
| Status:         | Active             |
| Size:           | 1,457 Sq ft.       |
| Bedrooms:       | 2                  |
| Full Bathrooms: | 2                  |
| Half Bathrooms: | 0                  |
| Parking Spaces: | Assigned           |
| View:           | Intracoastal,Ocean |
| List Price:     | \$550,000          |
| List PPSF:      | \$377              |
| Valuated Price: | \$542,000          |
| Valuated PPSF:  | \$372              |

*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:                         | 137 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

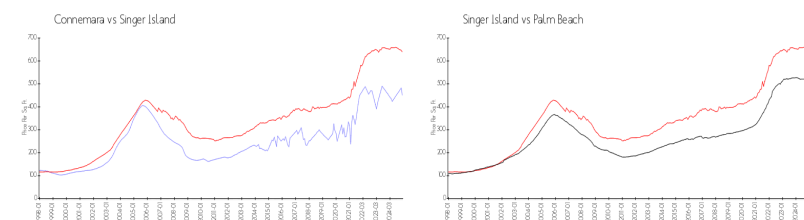
## Building Association Information

Connemara Association Inc  
5420 N Ocean Dr,  
Riviera Beach, FL 33404  
(561) 848-8605

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1402   | 1,508 sq ft | Mar 2025     | \$600,000  | \$398 |
| 802    | 1,700 sq ft | Jan 2025     | \$715,000  | \$421 |
| 901    | 1,718 sq ft | Jan 2025     | \$720,000  | \$419 |
| 2001   | 1,625 sq ft | May 2024     | \$725,000  | \$446 |
| 706    | 1,707 sq ft | May 2024     | \$510,000  | \$299 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Connemara:     | \$419/sq. ft. | Singer Island: | \$625/sq. ft. |
| Singer Island: | \$625/sq. ft. | Palm Beach:    | \$456/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Connemara     | 9% |
| Singer Island | 6% |
| Palm Beach    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Connemara     | 69 days |
| Singer Island | 94 days |



Palm Beach

65 days