

# Unit 804A - 2700 North Ocean (Ritz Carlton Residences)

804A - 2700 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | RX-11139974               |
| Status:         | Active                    |
| Size:           | 3,605 Sq ft.              |
| Bedrooms:       | 3                         |
| Full Bathrooms: | 3                         |
| Half Bathrooms: | 1                         |
| Parking Spaces: | Garage - Building, Guest  |
| View:           | Intracoastal, Ocean, Pool |
| Rental Price:   | \$30,000                  |
| List PPSF:      | \$8                       |
| Valuated Price: | \$3,112,000               |
| Valuated PPSF:  | \$863                     |

*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

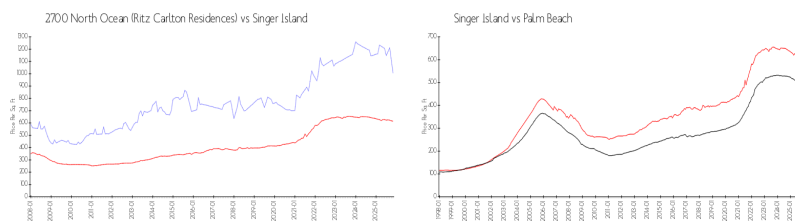
|  |     |
|--|-----|
| Number of units:                         | 242 |
| Number of active listings for rent:      | 14  |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

The Ritz-Carlton Residences  
2700 North Ocean Drive, Singer Island-Riviera Beach, FI 33404  
561-259-2700

<https://www.theresidencespalmbeach.com/>

## Market Information



|   |                |                |               |
|---|----------------|----------------|---------------|
| 2700 North Ocean (Ritz Carlton Residences): | \$1007/sq. ft. | Singer Island: | \$614/sq. ft. |
| Singer Island:                              | \$614/sq. ft.  | Palm Beach:    | \$452/sq. ft. |

## Inventory for Sale

|  |    |
|--|----|
| 2700 North Ocean (Ritz Carlton Residences) | 2% |
| Singer Island                              | 4% |
| Palm Beach                                 | 3% |

## Avg. Time to Close Over Last 12 Months

|  |          |
|--|----------|
| 2700 North Ocean (Ritz Carlton Residences) | 95 days  |
| Singer Island                              | 110 days |
| Palm Beach                                 | 77 days  |

