

# Unit 2104 - Tower at Port Royale

2104 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: A11478263  
 Status: Active  
 Size: 1,023 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$479,900  
 List PPSF: \$469  
 Valuated Price: \$316,000  
 Valuated PPSF: \$370

*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: 230  
 Number of active listings for rent: 5  
 Number of active listings for sale: 22  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

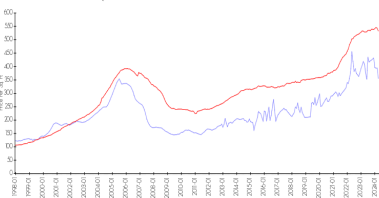
building management office :  
 954-776-0233.

## Recent Sales

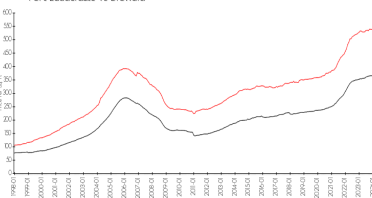
Unit #	Size	Closing Date	Sale Price	PPSF
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370
309	1,379 sq ft	Feb 2024	\$365,000	\$265
705	1,365 sq ft	Feb 2024	\$327,500	\$240
706	1,351 sq ft	Dec 2023	\$580,000	\$429
204		Dec 2023	\$285,000	

## Market Information

Tower at Port Royale vs Fort Lauderdale



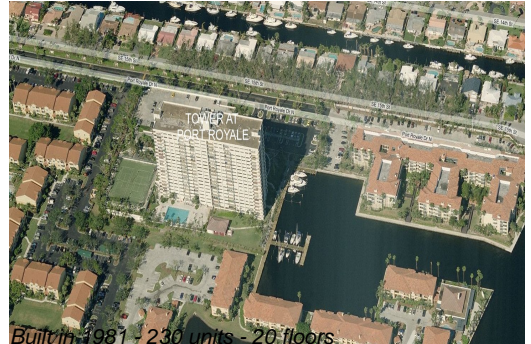
Fort Lauderdale vs Broward



Tower at Port Royale:	\$356/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tower at Port Royale: 10%  
 Fort Lauderdale: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Tower at Port Royale	42 days
Fort Lauderdale	76 days
Broward	67 days