

Unit 1209 - Tower at Port Royale

1209 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11543173
 Status: Active
 Size: 1,379 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$495,000
 List PPSF: \$359
 Valuated Price: \$465,000
 Valuated PPSF: \$337

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

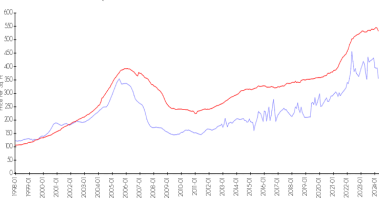
building management office :
 954-776-0233.

Recent Sales

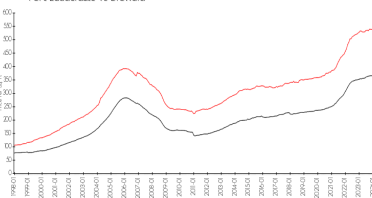
Unit #	Size	Closing Date	Sale Price	PPSF
308	1,290 sq ft	Apr 2024	\$398,000	\$309
1106	1,351 sq ft	Mar 2024	\$500,000	\$370
309	1,379 sq ft	Feb 2024	\$365,000	\$265
705	1,365 sq ft	Feb 2024	\$327,500	\$240
706	1,351 sq ft	Dec 2023	\$580,000	\$429
204		Dec 2023	\$285,000	

Market Information

Tower at Port Royale vs Fort Lauderdale



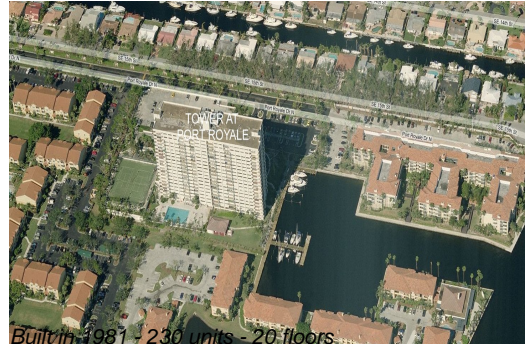
Fort Lauderdale vs Broward



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