

Unit 809 - Leisure Beach

809 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10400953
 Status: Active
 Size: 756 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Ocean View
 List Price: \$849,000
 List PPSF: \$1,123
 Valuated Price: \$442,000
 Valuated PPSF: \$585

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: 162
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

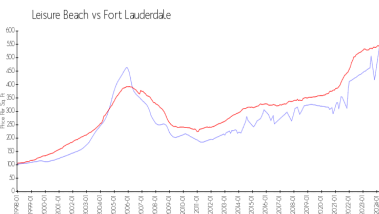
Building Association Information

Leisure Beach Condominium
 200 S Birch Rd
 Fort Lauderdale, FL 33316
 (954) 523-2195

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	647 sq ft	Mar 2024	\$365,000	\$564
906	647 sq ft	Nov 2023	\$280,000	\$433
1204		Oct 2023	\$300,000	
203	647 sq ft	Sep 2023	\$285,000	\$440
903		Jul 2023	\$310,000	

Market Information

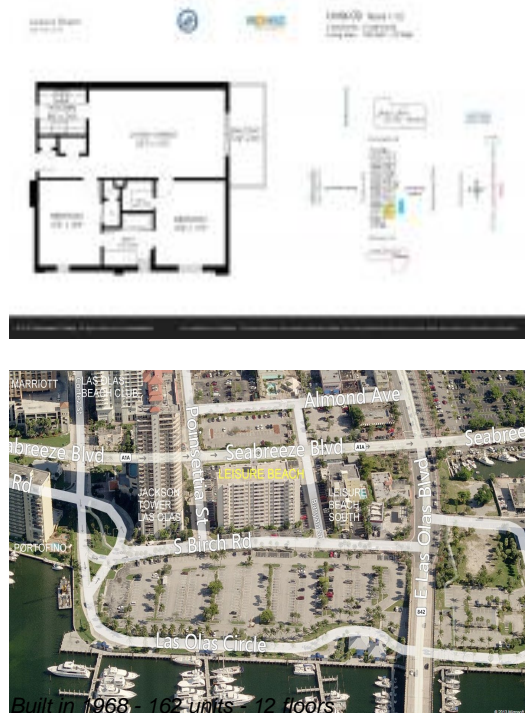


Leisure Beach: \$570/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Leisure Beach 4%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Leisure Beach	97 days
Fort Lauderdale	76 days
Broward	67 days