

# Unit 303 - Leisure Beach

303 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10409579  
 Status: Active  
 Size: 647 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$1,750  
 List PPSF: \$3  
 Valued Price: \$360,000  
 Valued PPSF: \$556

*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.*

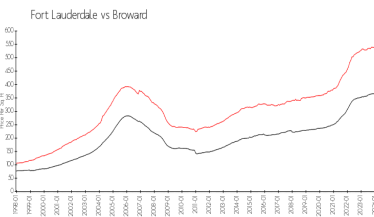
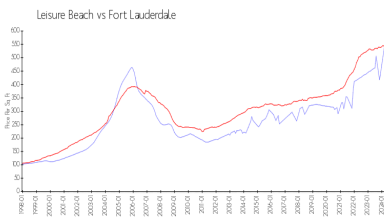
## Building Information

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

## 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

