

Unit 4I - Eastpointe II

4I - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	A11399108
Status:	Active
Size:	2,482 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Electric Vehicle Charging Station, Guest Parking
View:	
List Price:	\$1,295,000
List PPSF:	\$522
Valuated Price:	\$1,376,000
Valuated PPSF:	\$554

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:	69
Number of active listings for rent:	5
Number of active listings for sale:	14
Building inventory for sale:	20%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

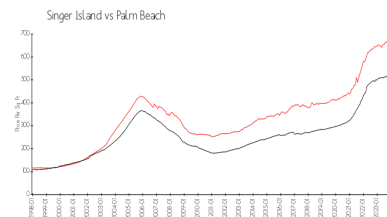
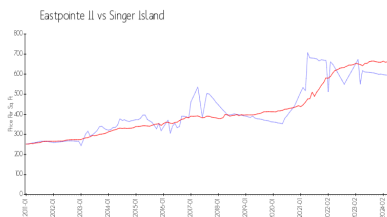
Building Association Information

Eastpoint Condominium Association, Inc 5380 N Ocean Drive Riviera Beach, FL 33404-2515 (561) 842-6771

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
16i	3,006 sq ft	Apr 2024	\$1,550,000	\$516
22i	2,482 sq ft	Mar 2024	\$1,500,000	\$604
7j	3,061 sq ft	Dec 2023	\$1,010,000	\$330

Market Information



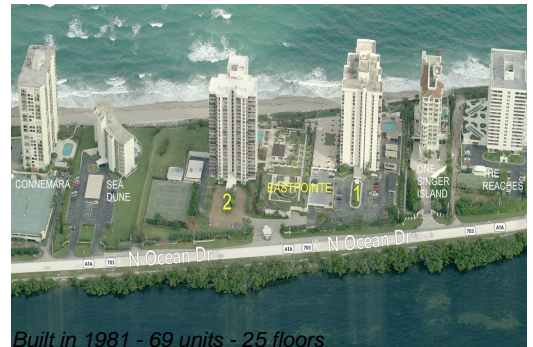
Eastpointe II:	\$595/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Eastpointe II	20%
Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Eastpointe II	9 days
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Singer Island
Palm Beach

80 days
56 days