

Unit 2-303 - Cote d'Azur

2-303 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	A11494896
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking,Other Parking
View:	
List Price:	\$575,000
List PPSF:	\$475
Valuated Price:	\$424,000
Valuated PPSF:	\$350

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:	204
Number of active listings for rent:	9
Number of active listings for sale:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	6

Building Association Information

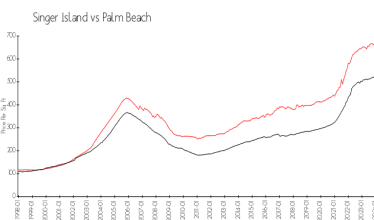
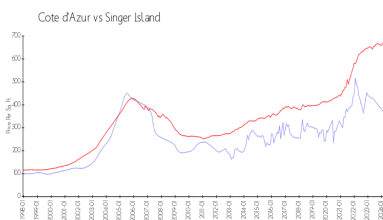
Cote d'Azur Condominiu Association Inc
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agingerich@cotecondo.com

http://www.cotecondo.com/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	1,632 sq ft	May 2024	\$625,000	\$383
2-1605	1,432 sq ft	Apr 2024	\$620,000	\$433
1-906	1,210 sq ft	Apr 2024	\$800,000	\$661
2-1402	1,432 sq ft	Apr 2024	\$680,000	\$475
1-901	1,432 sq ft	Apr 2024	\$845,000	\$590

Market Information



Cote d'Azur: \$471/sq. ft.
Singer Island: \$660/sq. ft.

Singer Island: \$660/sq. ft.
Palm Beach: \$476/sq. ft.

Inventory for Sale

Cote d'Azur 8%



Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Cote d'Azur	76 days
Singer Island	83 days
Palm Beach	57 days