

# Unit 22J - Eastpointe II

22J - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: A11513337  
 Status: Active  
 Size: 2,715 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,395,000  
 List PPSF: \$514  
 Valuated Price: \$1,566,000  
 Valuated PPSF: \$637

*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: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

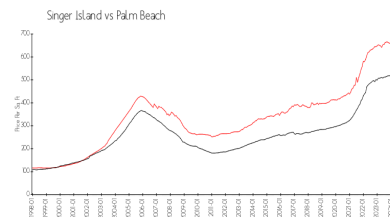
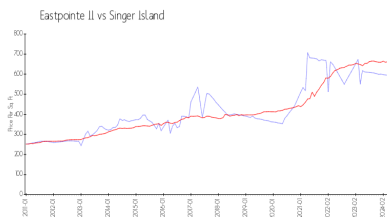
## Building Association Information

Eastpointe 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



Singer Island  
Palm Beach

83 days  
56 days