

# Unit 3-B - Tiara

3-B - 3000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	A11525139
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$605,000
List PPSF:	\$605
Valuated Price:	\$573,000
Valuated PPSF:	\$534

*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:	319
Number of active listings for rent:	37
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

## Building Association Information

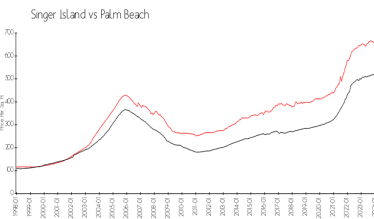
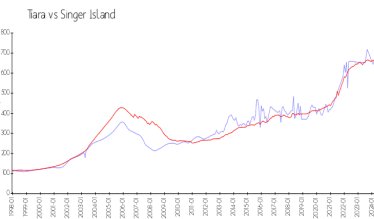
Tiara Condominium Associates Inc  
 3000 N Ocean Drive  
 Riviera Beach, FL33404-3268  
 (561) 845-7755

<http://www.tiaraoffice.com/contacts>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
28-E	1,718 sq ft	Apr 2024	\$900,000	\$524
29-F	1,780 sq ft	Apr 2024	\$1,300,000	\$730
22e	1,568 sq ft	Apr 2024	\$1,180,000	\$753
3-D	1,654 sq ft	Mar 2024	\$950,000	\$574
27F	1,524 sq ft	Feb 2024	\$1,050,000	\$689

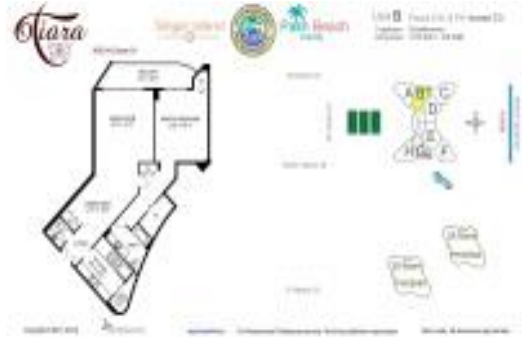
## Market Information



Tiara:	\$742/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Tiara	3%
Singer Island	4%



Palm Beach

3%

**Avg. Time to Close Over Last 12 Months**

Tiara

74 days

Singer Island

82 days

Palm Beach

56 days