

Unit 8B - Eastpointe I

8B - 5380 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10946758
Status:	Active Under Contract
Size:	1,698 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Building,Guest
View:	Intracoastal,Ocean
List Price:	\$789,000
List PPSF:	\$465
Valuated Price:	\$634,000
Valuated PPSF:	\$437

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:	147
Number of active listings for rent:	5
Number of active listings for sale:	14
Building inventory for sale:	9%
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

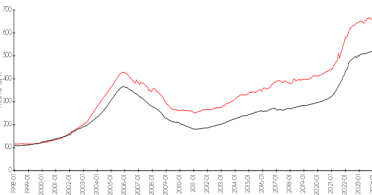
Unit #	Size	Closing Date	Sale Price	PPSF
15b	1,700 sq ft	May 2024	\$550,000	\$324
15d	2,540 sq ft	Aug 2023	\$950,000	\$374
9b	1,532 sq ft	Jun 2023	\$870,000	\$568
19f	1,879 sq ft	Jun 2023	\$815,000	\$434
17-A	2,030 sq ft	Jun 2023	\$729,000	\$359

Market Information

Eastpointe I vs Singer Island



Singer Island vs Palm Beach



Eastpointe I:	\$528/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Eastpointe I	10%
Singer Island	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Eastpointe I	48 days
Singer Island	80 days
Palm Beach	56 days