

Unit 2-704 - Cote d'Azur

2-704 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10959639
 Status: Active
 Size: 1,432 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Intracoastal,Ocean
 List Price: \$619,000
 List PPSF: \$432
 Valuated Price: \$621,000
 Valuated PPSF: \$434

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: 18
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 6

Building Association Information

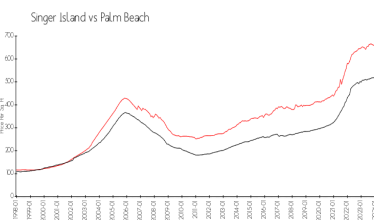
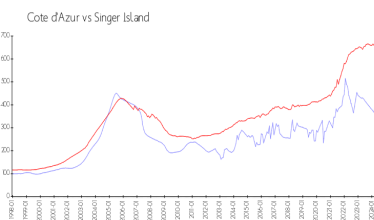
Cote d'Azur Condominiu Association Inc
 4200 N. Ocean Drive, Singer Island, Florida 33404
 (561) 844-6259
 agingerich@cotecondo.com

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: \$529/sq. ft. Singer Island: \$662/sq. ft.
 Singer Island: \$662/sq. ft. Palm Beach: \$475/sq. ft.

Inventory for Sale

Cote d'Azur: 9%
 Singer Island: 4%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Cote d'Azur

73 days

Singer Island

82 days

Palm Beach

56 days