

Unit A-6D - Phoenix Towers

A-6D - 2800 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

| | |
|-----------------|-----------------------------|
| MLS Number: | RX-10973635 |
| Status: | Active |
| Size: | 1,219 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Covered,Guest,Open |
| View: | Ocean |
| List Price: | \$749,000 |
| List PPSF: | \$614 |
| Valuated Price: | \$642,000 |
| Valuated PPSF: | \$527 |

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

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|--|-----|
| Number of units: | 175 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 4 |

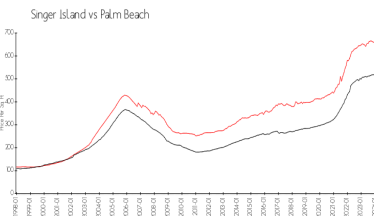
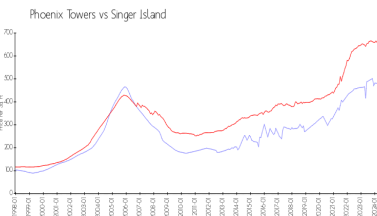
Building Association Information

Phoenix Towers Condominium
 2800 N Ocean Dr,
 Riviera Beach, FL 33404,
 Phone:(561) 844-8623

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| B-11b | 1,279 sq ft | Mar 2024 | \$545,000 | \$426 |
| B-10c | 1,219 sq ft | Feb 2024 | \$600,000 | \$492 |
| B-12d | 1,219 sq ft | Jan 2024 | \$549,000 | \$450 |
| A-5d | 1,219 sq ft | Dec 2023 | \$626,000 | \$514 |
| B-3a | 1,219 sq ft | Dec 2023 | \$430,000 | \$353 |

Market Information



| | | | |
|-----------------|---------------|----------------|---------------|
| Phoenix Towers: | \$478/sq. ft. | Singer Island: | \$662/sq. ft. |
| Singer Island: | \$662/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Phoenix Towers | 6% |
| Singer Island | 4% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Phoenix Towers | 101 days |
| Singer Island | 80 days |
| Palm Beach | 56 days |