

# Unit 2-1602 - Cote d'Azur

2-1602 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	T3505240
Status:	ACTIVE
Size:	1,432 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	City, Pool, Water
List Price:	\$749,900
List PPSF:	\$524
Valuated Price:	\$680,000
Valuated PPSF:	\$475

*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:	19
Building inventory for sale:	9%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

## Building Association Information

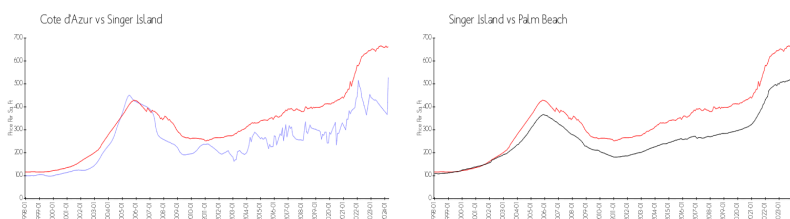
Cote d'Azur Condominiu Association Inc  
4200 N. Ocean Drive, Singer Island, Florida 33404  
(561) 844-6259  
agingrich@cotecondo.com

[http://www.cotecondo.com/outside\\_home.asp](http://www.cotecondo.com/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1-305	1,632 sq ft	Mar 2024	\$529,000	\$324

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

Cote d'Azur	73 days
Singer Island	80 days
Palm Beach	56 days