

# Unit N-42 - 2 North Breakers Row

N-42 - 2 N Breakers Row, Palm Beach, FL, Palm Beach 33480

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | RX-10939522                 |
| Status:         | Active                      |
| Size:           | 3,579 Sq ft.                |
| Bedrooms:       | 3                           |
| Full Bathrooms: | 3                           |
| Half Bathrooms: | 1                           |
| Parking Spaces: | 2+ Spaces,Garage - Attached |
| View:           | Ocean                       |
| List Price:     | \$14,850,000                |
| List PPSF:      | \$4,149                     |
| Valuated Price: | \$11,909,000                |
| Valuated PPSF:  | \$3,943                     |

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:                         | 47 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 1  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

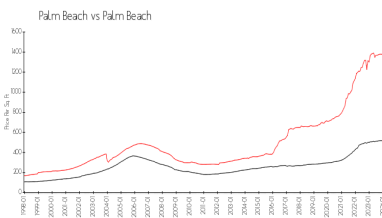
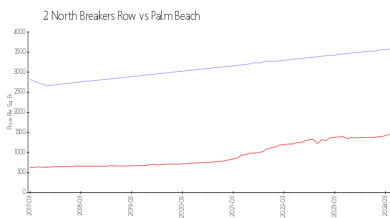
## Building Association Information

Breakers Row  
 Address: 2 N Breakers Row,  
 Palm Beach, FL 33480  
 Phone: +1 561-659-2488

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| S45    | 3,728 sq ft | Dec 2023     | \$9,000,000 | \$2,414 |

## Market Information



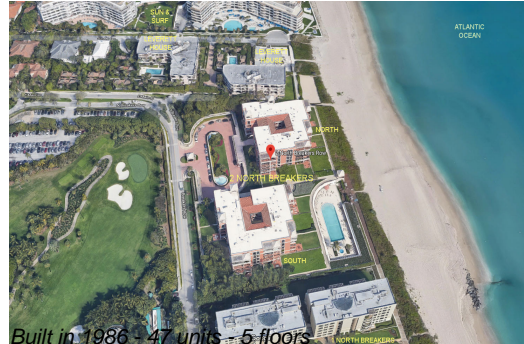
|                       |                |             |                |
|-----------------------|----------------|-------------|----------------|
| 2 North Breakers Row: | \$3578/sq. ft. | Palm Beach: | \$1459/sq. ft. |
| Palm Beach:           | \$1459/sq. ft. | Palm Beach: | \$475/sq. ft.  |

## Inventory for Sale

|                      |    |
|----------------------|----|
| 2 North Breakers Row | 6% |
| Palm Beach           | 4% |
| Palm Beach           | 3% |

## Avg. Time to Close Over Last 12 Months

|                      |     |
|----------------------|-----|
| 2 North Breakers Row | n/a |
|----------------------|-----|



Palm Beach  
Palm Beach

81 days  
56 days