

# Unit 208 - Leisure Beach

208 - 200 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10436445
Status:	Active
Size:	756 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Parking Garage
View:	
Rental Price:	\$2,600
List PPSF:	\$3
Valuated Price:	\$417,000
Valuated PPSF:	\$552

*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.*

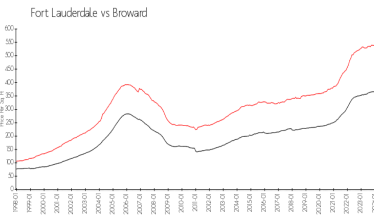
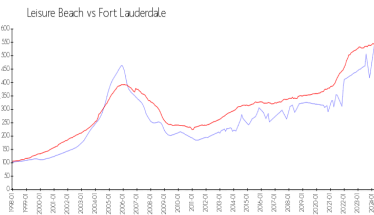
## Building Information

Number of units:	162
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

Leisure Beach Condominium  
 200 S Birch Rd  
 Fort Lauderdale, FL 33316  
 (954) 523-2195

## Market Information



Leisure Beach:	\$570/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Leisure Beach	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Leisure Beach	97 days
Fort Lauderdale	76 days
Broward	67 days

