

Unit 17D - Embassy Towers II

17D - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10411687
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Direct Ocean,Other View
List Price:	\$699,000
List PPSF:	\$583
Valuated Price:	\$524,000
Valuated PPSF:	\$437

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:	102
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

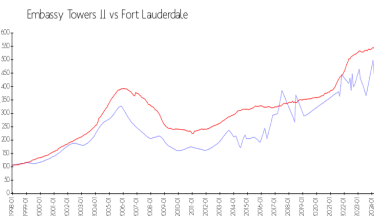
Building Association Information

Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542
4D	1,200 sq ft	Aug 2023	\$416,000	\$347
10B	1,200 sq ft	Jun 2023	\$515,000	\$429
4a	1,200 sq ft	Jun 2023	\$413,000	\$344
2F	900 sq ft	Jun 2023	\$285,000	\$317

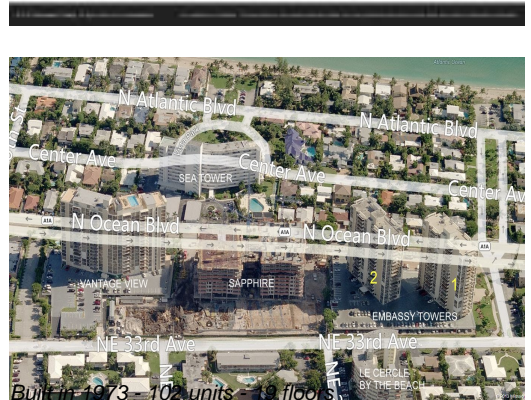
Market Information



Embassy Towers II:	\$404/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Embassy Towers II	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Embassy Towers II	72 days
Fort Lauderdale	76 days
Broward	67 days