

# Unit 803 - Atlantic

803 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10427341  
 Status: Active  
 Size: 600 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View: Pool Area View  
 List Price: \$645,000  
 List PPSF: \$1,075  
 Valuated Price: \$502,000  
 Valuated PPSF: \$837

*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: 124  
 Number of active listings for rent: 1  
 Number of active listings for sale: 15  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

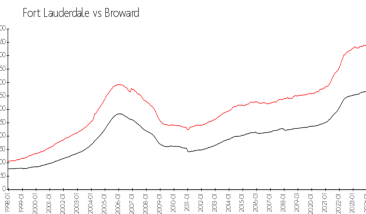
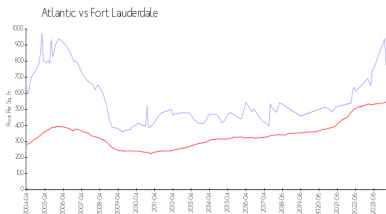
## Building Association Information

The Atlantic Condominium Association  
 (954)630-1999

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
916	804 sq ft	Feb 2024	\$625,000	\$777
603	515 sq ft	Feb 2024	\$500,000	\$971
606	600 sq ft	Jan 2024	\$606,000	\$1,010
610	630 sq ft	Dec 2023	\$500,000	\$794

## Market Information



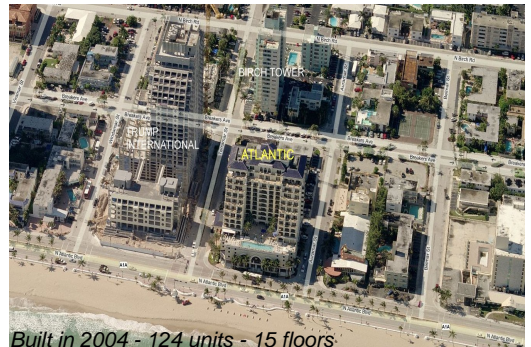
Atlantic:	\$762/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Atlantic: 12%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Atlantic: 59 days



Fort Lauderdale  
Broward

76 days  
67 days