

Unit 12C - Embassy Towers II

12C - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | F10430254 |
| Status: | Active |
| Size: | 1,200 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View: | Intracoastal View,Ocean View |
| List Price: | \$639,900 |
| List PPSF: | \$533 |
| Valuated Price: | \$520,000 |
| Valuated PPSF: | \$433 |

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

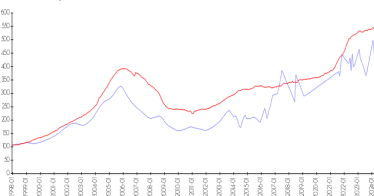
Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

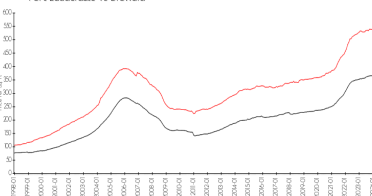
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 11D | 1,200 sq ft | Mar 2024 | \$550,000 | \$458 |
| 18d | 1,200 sq ft | Feb 2024 | \$650,000 | \$542 |
| 4D | 1,200 sq ft | Aug 2023 | \$416,000 | \$347 |
| 10B | 1,200 sq ft | Jun 2023 | \$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 vs Fort Lauderdale



Fort Lauderdale vs Broward

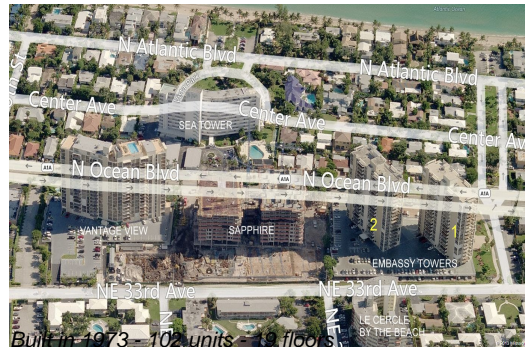


Embassy Towers II: \$404/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 |