

Unit 302 - Paramount Fort Lauderdale Beach

302 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	RX-10880000
Status:	Active
Size:	3,202 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Garage - Building
View:	Ocean
List Price:	\$3,190,000
List PPSF:	\$996
Valuated Price:	\$3,603,000
Valuated PPSF:	\$1,125

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:	95
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

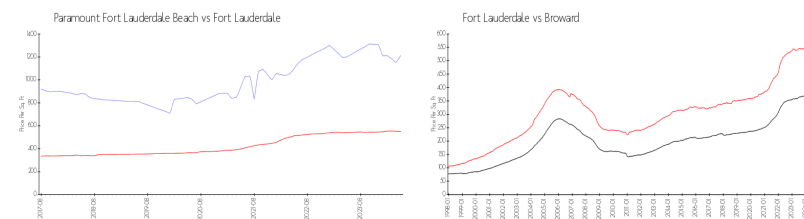
Building Association Information

Paramount Fort Lauderdale
Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304
Phone: +1 954-393-0200

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	2,420 sq ft	May 2024	\$2,975,000	\$1,229
1203	1,751 sq ft	Apr 2024	\$2,050,000	\$1,171
903	1,910 sq ft	Feb 2024	\$2,087,500	\$1,093
TH2		Jan 2024	\$1,650,000	
804	1,750 sq ft	Dec 2023	\$2,025,000	\$1,157

Market Information

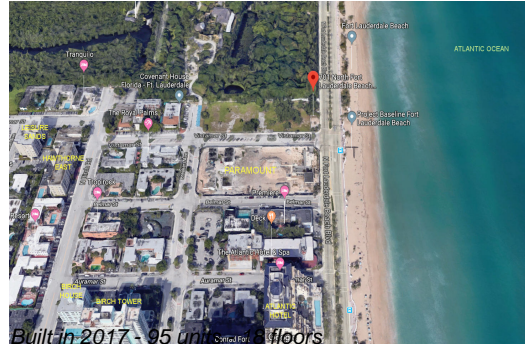


Paramount Fort Lauderdale Beach: \$1214/sq. ft.
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Paramount Fort Lauderdale Beach	7%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach	85 days
Fort Lauderdale	79 days
Broward	68 days