

Unit 408 - Marine Tower

408 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11552434
 Status: Active
 Size: 1,706 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$670,000
 List PPSF: \$393
 Valuated Price: \$588,000
 Valuated PPSF: \$345

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: 152
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

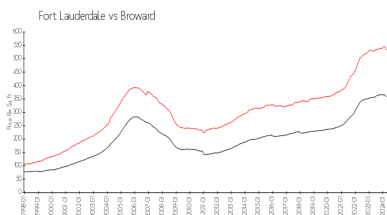
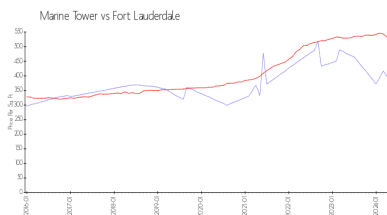
Building Association Information

Marine Tower Condominiums Inc
 2500 E Las Olas Blvd
 Fort Lauderdale, Florida 33301
 +1 954-817-9111
 +1 954-463-0333

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908	1,706 sq ft	May 2024	\$650,000	\$381
1801	1,397 sq ft	May 2024	\$925,000	\$662
1209	1,940 sq ft	Mar 2024	\$835,000	\$430
301	1,396 sq ft	Jan 2024	\$560,000	\$401
1403	1,230 sq ft	Jul 2023	\$540,000	\$439
PH5	870 sq ft	Jul 2023	\$499,000	\$574

Market Information



Marine Tower: \$397/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$353/sq. ft.

Inventory for Sale

Marine Tower 3%
 Fort Lauderdale 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Marine Tower	105 days
Fort Lauderdale	78 days
Broward	68 days