

Unit 9E - Embassy Towers I

9E - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11568744
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$635,000
 List PPSF: \$529
 Valuated Price: \$562,000
 Valuated PPSF: \$468

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: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

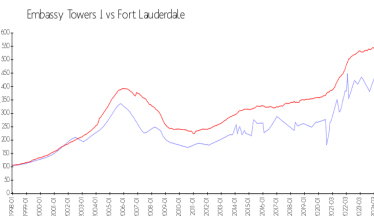
Building Association Information

Embassy Towers Inc
 2701 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 566-1241

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15C	1,200 sq ft	Apr 2024	\$570,000	\$475
18a	1,200 sq ft	Apr 2024	\$646,500	\$539
14C	1,200 sq ft	Jan 2024	\$675,000	\$563
16F	900 sq ft	Nov 2023	\$340,000	\$378
9E		Sep 2023	\$600,000	

Market Information



Embassy Towers I: \$444/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Embassy Towers I	44 days
Fort Lauderdale	76 days
Broward	67 days