

Unit 16E - Embassy Towers II

16E - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11594309
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking, Guest Parking, Parking-Under Building
 View:
 List Price: \$645,000
 List PPSF: \$538
 Valuated Price: \$525,000
 Valuated PPSF: \$438

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: 12
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

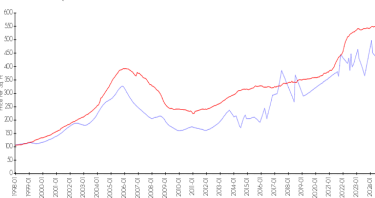
Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

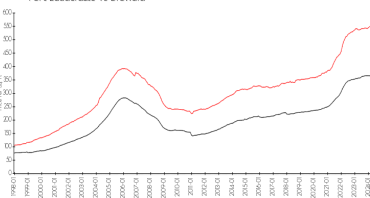
Unit #	Size	Closing Date	Sale Price	PPSF
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward

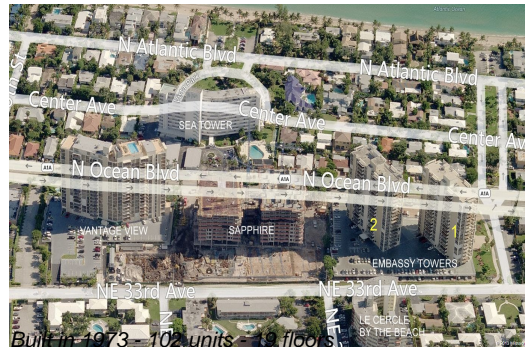


Embassy Towers II: \$428/sq. ft. Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft. Broward: \$346/sq. ft.

Inventory for Sale

Embassy Towers II: 12%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Built in 1973 - 102 units - 19 floors

Embassy Towers II
Fort Lauderdale
Broward

52 days
84 days
72 days