

Unit 3A - Embassy Towers II

3A - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11691545
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Additional Spaces Available, Assigned Parking, Covered Parking
 View:
 List Price: \$450,000
 List PPSF: \$375
 Valuated Price: \$521,000
 Valuated PPSF: \$434

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: 14
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

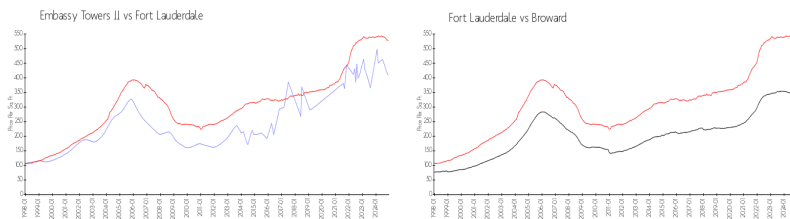
Building Association Information

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
16A	1,200 sq ft	Jan 2025	\$535,000	\$446
PH F	900 sq ft	Oct 2024	\$385,000	\$428
12C	1,200 sq ft	Jul 2024	\$595,000	\$496
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

Market Information



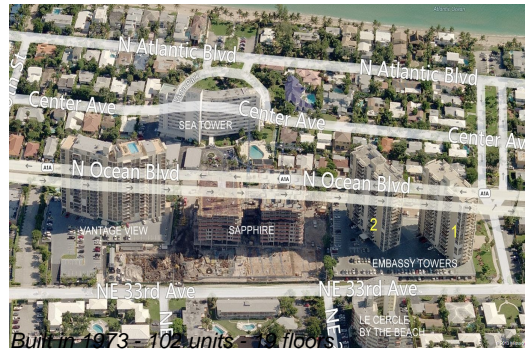
Embassy Towers II: \$409/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
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 Broward: \$334/sq. ft.

Inventory for Sale

Embassy Towers II: 14%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Embassy Towers II: 91 days



Fort Lauderdale
Broward

90 days
78 days