

Unit 1505 - Paramount Fort Lauderdale Beach

1505 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10395503
 Status: Active
 Size: 2,626 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Intracoastal View,Direct Ocean,Water View
 List Price: \$3,599,000
 List PPSF: \$1,371
 Valuated Price: \$2,918,000
 Valuated PPSF: \$1,206

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: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

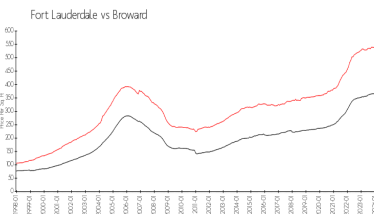
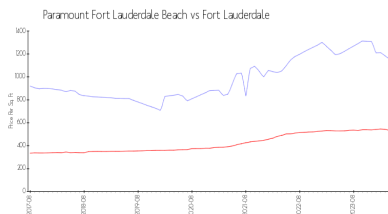
Building Association Information

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

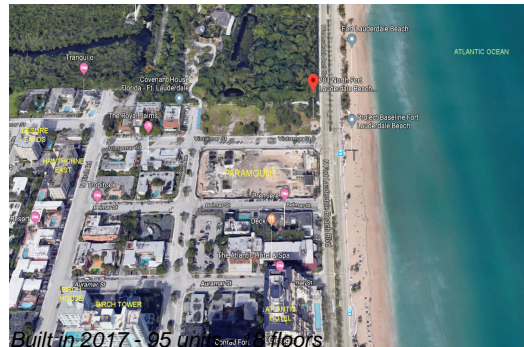
Market Information



Paramount Fort Lauderdale Beach: \$1154/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach	94 days
Fort Lauderdale	76 days
Broward	67 days