

# Unit 1502 - Paramount Fort Lauderdale Beach

1502 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10410402
Status:	Withdrawn
Size:	3,214 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	Intracoastal View,Ocean View,Preserve
List Price:	\$4,650,000
List PPSF:	\$1,447
Valuated Price:	\$4,186,000
Valuated PPSF:	\$1,306

*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:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

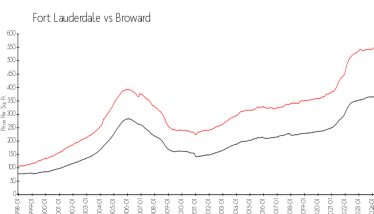
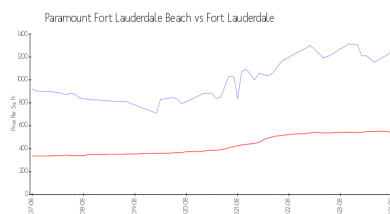
## Building Association Information

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



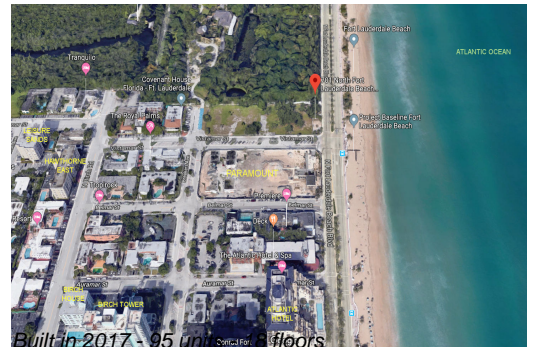
Paramount Fort Lauderdale Beach:	\$1250/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Paramount Fort Lauderdale Beach	7%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach	85 days
Fort Lauderdale	84 days



Broward

72 days