

# Unit 1708 - Marine Tower

1708 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10411899
Status:	Active
Size:	1,780 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$699,999
List PPSF:	\$393
Valuated Price:	\$670,000
Valuated PPSF:	\$393

*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:	152
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

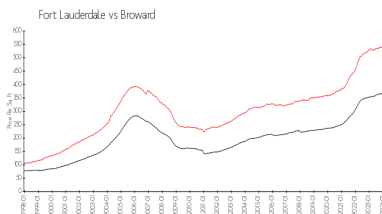
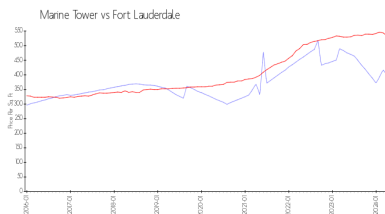
## Building Association Information

Marine Tower Condominiums Inc  
 2500 E Las Olas Blvd  
 Fort Lauderdale, Florida 33301  
 +1 954-817-9111  
 +1 954-463-0333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	1,397 sq ft	May 2024	\$925,000	\$662
1209	1,940 sq ft	Mar 2024	\$835,000	\$430
301	1,396 sq ft	Jan 2024	\$560,000	\$401
1403	1,230 sq ft	Jul 2023	\$540,000	\$439
PH5	870 sq ft	Jul 2023	\$499,000	\$574

## Market Information



Marine Tower:	\$397/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Marine Tower	3%
Fort Lauderdale	4%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Marine Tower	101 days
Fort Lauderdale	76 days
Broward	67 days