

# Unit 1603 - Paramount Fort Lauderdale Beach

1603 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10421321  
 Status: Active  
 Size: 1,751 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$2,450,000  
 List PPSF: \$1,399  
 Valuated Price: \$2,133,000  
 Valuated PPSF: \$1,218

*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

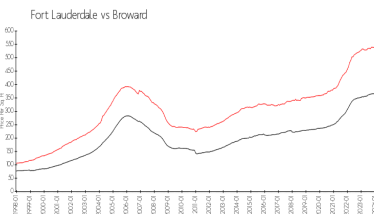
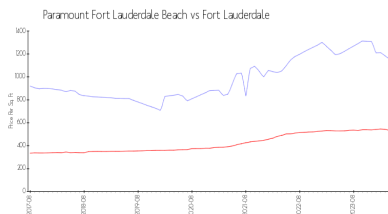
## Building Association Information

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

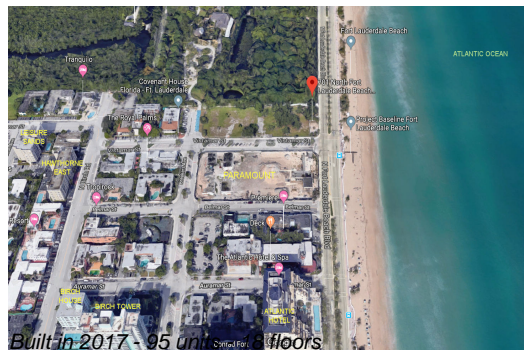
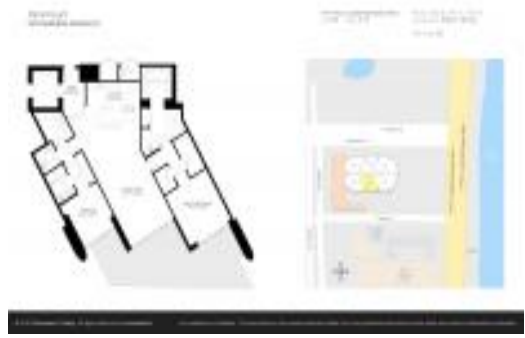
## Market Information



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