

Unit TH4 - Paramount Fort Lauderdale Beach

TH4 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10433205
Status:	Active
Size:	2,195 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Garden View, Intracoastal View
List Price:	\$2,195,000
List PPSF:	\$1,000
Valuated Price:	\$1,651,000
Valuated PPSF:	\$752

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:	5
Number of sales over the last 3 months:	2

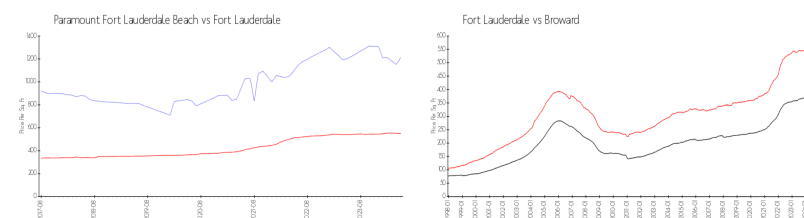
Building Association Information

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

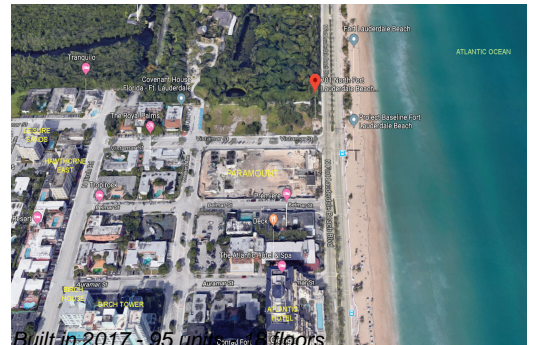
Market Information



Paramount Fort Lauderdale Beach:	\$1214/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Paramount Fort Lauderdale Beach	7%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach	85 days
Fort Lauderdale	79 days
Broward	68 days