

# Unit 1906 - Marine Tower

1906 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10435952  
 Status: Active  
 Size: 1,896 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$729,999  
 List PPSF: \$385  
 Valuated Price: \$759,000  
 Valuated PPSF: \$400

*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

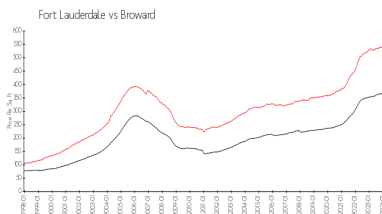
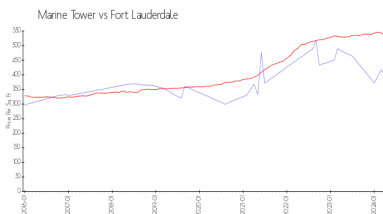
## Building Association Information

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.

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 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  |