

# Unit 505 - Marine Tower

505 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10440821
Status:	Active
Size:	870 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Pool Area View
List Price:	\$400,000
List PPSF:	\$460
Valuated Price:	\$354,000
Valuated PPSF:	\$407

*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:	4
Building inventory for sale:	2%
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:	1

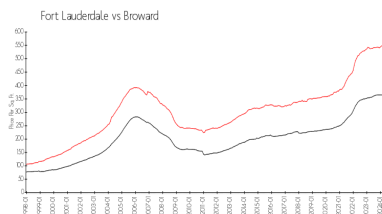
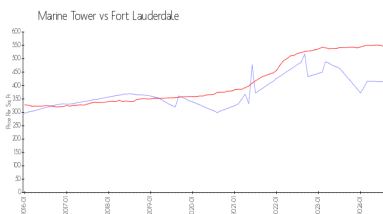
## Building Association Information

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
1906	1,896 sq ft	Aug 2024	\$710,000	\$374
908	1,706 sq ft	May 2024	\$650,000	\$381
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

## Market Information



Marine Tower: \$422/sq. ft.  
Fort Lauderdale: \$543/sq. ft.

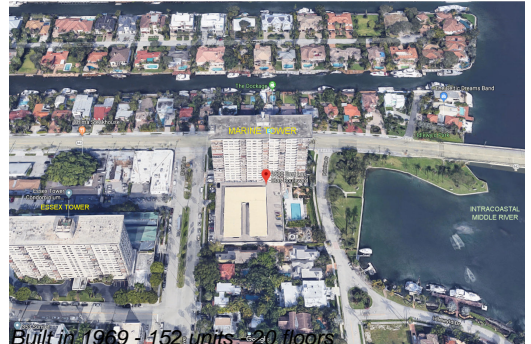
Fort Lauderdale: \$543/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Marine Tower	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Marine Tower	118 days
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Fort Lauderdale  
Broward

84 days  
72 days