

Unit 2103 - Aquazul

2103 - 1600 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	F10449594
Status:	Active
Size:	2,572 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$2,290,000
List PPSF:	\$890
Valuated Price:	\$2,471,000
Valuated PPSF:	\$954

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:	79
Number of active listings for rent:	1
Number of active listings for sale:	17
Building inventory for sale:	21%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

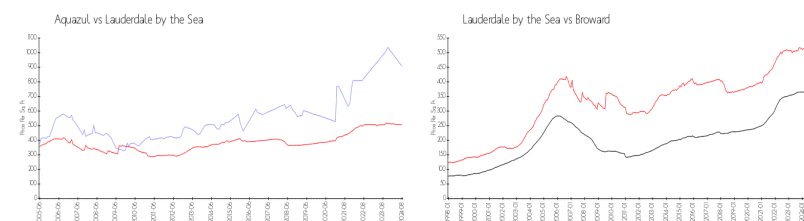
Building Association Information

Aquazul Condominium association
(954) 781-8054

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	2,572 sq ft	Nov 2023	\$2,700,000	\$1,050

Market Information



Aquazul:	\$912/sq. ft.	Lauderdale by the Sea:	\$507/sq. ft.
Lauderdale by the Sea:	\$507/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Aquazul	22%
Lauderdale by the Sea	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aquazul	39 days
Lauderdale by the Sea	84 days
Broward	72 days

