

# 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:	\$2,440,000
Valuated PPSF:	\$942

*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:	19
Building inventory for sale:	24%
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

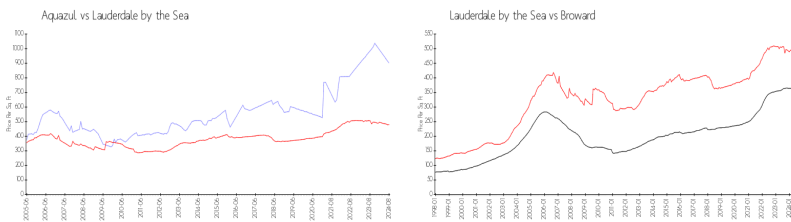
## Building Association Information

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
1102	2,572 sq ft	Oct 2023	\$2,510,000	\$976

## Market Information

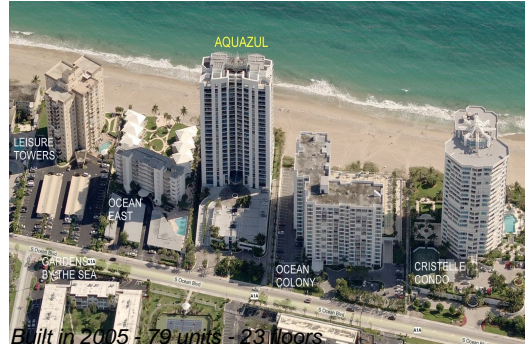


Aquazul:	\$901/sq. ft.	Lauderdale by the Sea:	\$480/sq. ft.
Lauderdale by the Sea:	\$480/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Aquazul	24%
Lauderdale by the Sea	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Aquazul  
Lauderdale by the Sea  
Broward

34 days  
83 days  
72 days