

# Unit 1104 - Paramount Fort Lauderdale Beach

1104 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10455227  
 Status: Active  
 Size: 1,750 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Ocean View  
 List Price: \$2,295,000  
 List PPSF: \$1,311  
 Valuated Price: \$1,986,000  
 Valuated PPSF: \$1,135

*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: 8  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

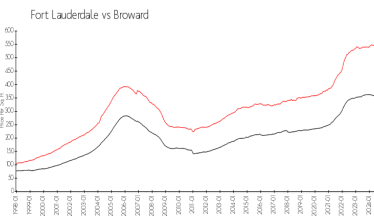
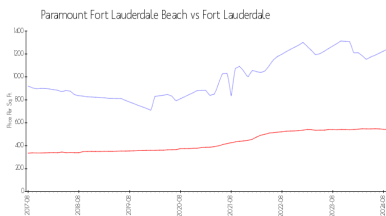
## Building Association Information

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



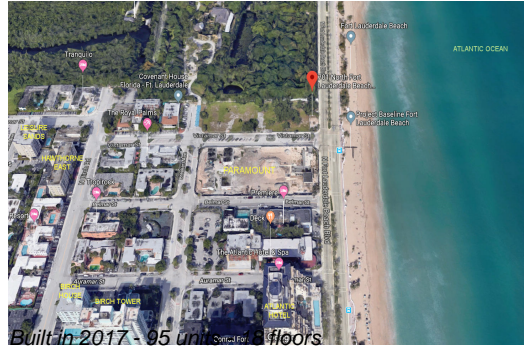
Paramount Fort Lauderdale Beach:	\$1243/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Paramount Fort Lauderdale Beach: 8%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach: 88 days



Fort Lauderdale  
Broward

86 days  
74 days