

Unit 17B - Embassy Towers I

17B - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10459421
Status:	Pending
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View
List Price:	\$549,000
List PPSF:	\$458
Valuated Price:	\$416,000
Valuated PPSF:	\$347

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:	102
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
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

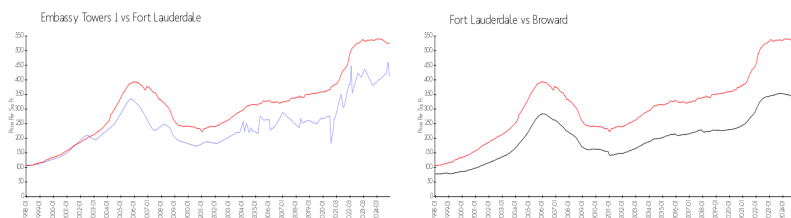
Building Association Information

Embassy Towers Inc
2701 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 566-1241

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHC	1,200 sq ft	Jan 2025	\$644,000	\$537
12C	1,200 sq ft	Nov 2024	\$560,000	\$467
9E	1,200 sq ft	Nov 2024	\$525,000	\$438
15C	1,200 sq ft	Apr 2024	\$570,000	\$475
18a	1,200 sq ft	Apr 2024	\$646,500	\$539

Market Information



Embassy Towers I:	\$364/sq. ft.	Fort Lauderdale:	\$521/sq. ft.
Fort Lauderdale:	\$521/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Embassy Towers I	7%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Embassy Towers I	156 days
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Fort Lauderdale
Broward

92 days
83 days