

Unit 1704 - Marine Tower

1704 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10459936
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$639,900
List PPSF:	\$520
Valuated Price:	\$443,000
Valuated PPSF:	\$360

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:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

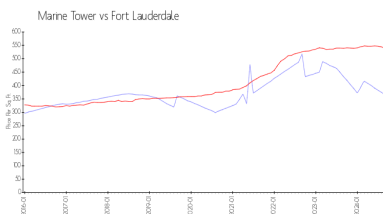
Building Association Information

Marine Tower Condominiums Inc
2500 E Las Olas Blvd
Fort Lauderdale, Florida 33301
+1 954-817-9111
+1 954-463-0333

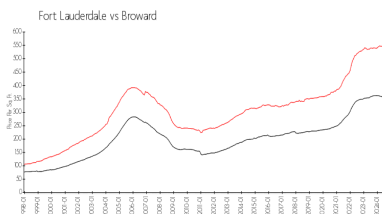
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	870 sq ft	Oct 2024	\$390,000	\$448
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

Market Information



Marine Tower: \$365/sq. ft.
Fort Lauderdale: \$539/sq. ft.



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

Inventory for Sale

Marine Tower	1%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Marine Tower	119 days
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Fort Lauderdale
Broward

86 days
74 days