

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

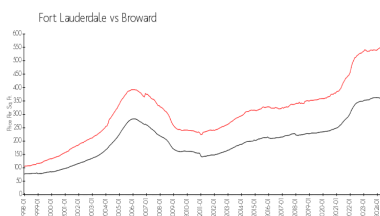
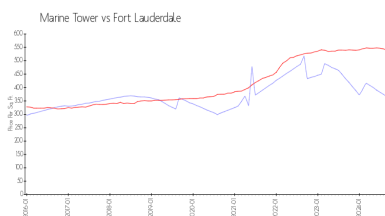
Building Association Information

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.
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 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



Fort Lauderdale
Broward

86 days
74 days