

Unit 1603 - Paramount Fort Lauderdale Beach

1603 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10461820
 Status: Active
 Size: 1,751 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View: Ocean View
 List Price: \$2,275,000
 List PPSF: \$1,299
 Valuated Price: \$2,226,000
 Valuated PPSF: \$1,271

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: 9
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

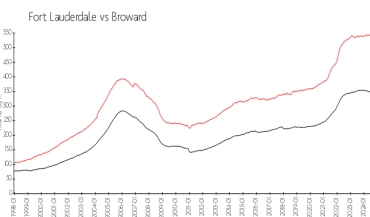
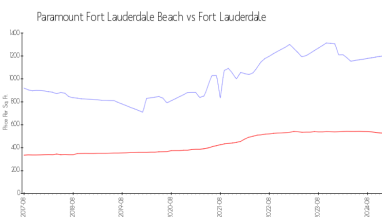
Building Association Information

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

Market Information



Paramount Fort Lauderdale Beach:	\$1204/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Paramount Fort Lauderdale Beach: 9%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Paramount Fort Lauderdale Beach: 102 days
 Fort Lauderdale: 90 days
 Broward: 78 days

