

Unit 9F - Embassy Towers II

9F - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10465800
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Canal, Intracoastal View, Ocean View
List Price:	\$359,000
List PPSF:	\$399
Valuated Price:	\$339,000
Valuated PPSF:	\$377

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:	15
Building inventory for sale:	14%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

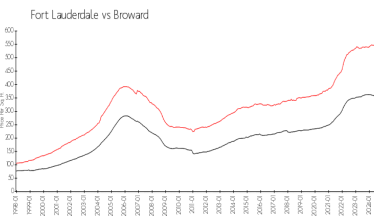
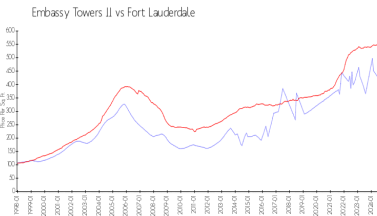
Building Association Information

Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH F	900 sq ft	Oct 2024	\$385,000	\$428
12C	1,200 sq ft	Jul 2024	\$595,000	\$496
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

Market Information



Embassy Towers II: \$414/sq. ft.
 Fort Lauderdale: \$539/sq. ft.

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 Broward: \$339/sq. ft.

Inventory for Sale

Embassy Towers II	15%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Embassy Towers II	86 days
Fort Lauderdale	86 days
Broward	74 days

