

Unit 12D - Embassy Towers II

12D - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10470540
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$619,900
 List PPSF: \$517
 Valuated Price: \$511,000
 Valuated PPSF: \$426

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

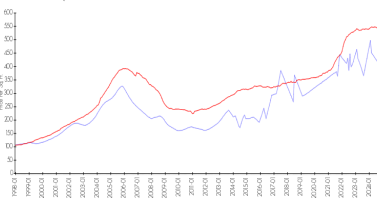
Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

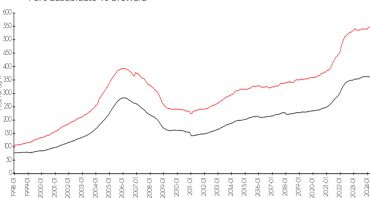
Unit #	Size	Closing Date	Sale Price	PPSF
PH F	900 sq ft	Oct 2024	\$385,000	\$428
12C	1,200 sq ft	Jul 2024	\$595,000	\$496
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward



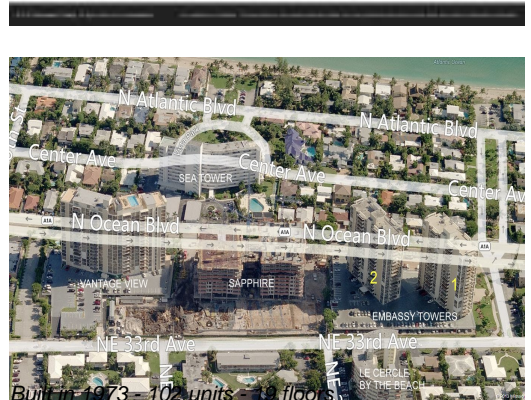
Embassy Towers II: \$414/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

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



Built in 1973 - 102 units - 18 floors

Broward

74 days