

# Unit 1406 - Atlantic

1406 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10472937
Status:	Active
Size:	600 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Direct Ocean,Pool Area View
List Price:	\$599,900
List PPSF:	\$1,000
Valuated Price:	\$442,000
Valuated PPSF:	\$737

*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:	124
Number of active listings for rent:	1
Number of active listings for sale:	17
Building inventory for sale:	13%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

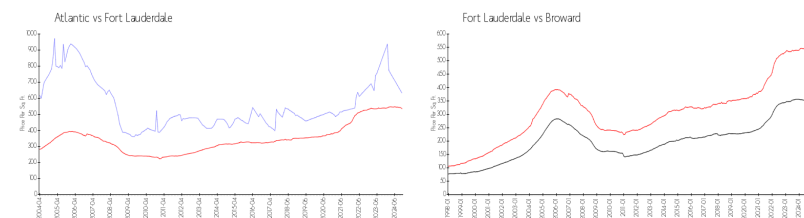
## Building Association Information

The Atlantic Condominium Association  
(954)630-1999

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	2,050 sq ft	Nov 2024	\$1,525,000	\$744
916	804 sq ft	Feb 2024	\$625,000	\$777
603	515 sq ft	Feb 2024	\$500,000	\$971
606	600 sq ft	Jan 2024	\$606,000	\$1,010
610	630 sq ft	Dec 2023	\$500,000	\$794

## Market Information



Atlantic:	\$631/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Atlantic	14%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Atlantic	93 days
Fort Lauderdale	89 days
Broward	76 days

