

# 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

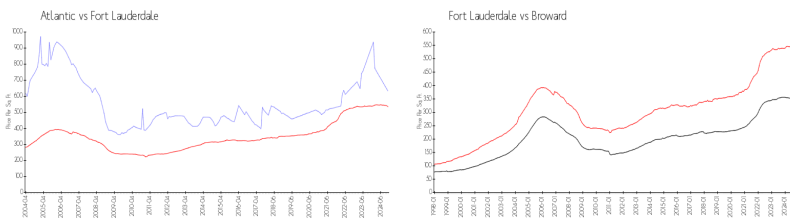
## Building Association Information

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

