

# Unit 307 - Marine Tower

307 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10493688
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Guest Parking
View:	
List Price:	\$525,000
List PPSF:	\$427
Valuated Price:	\$345,000
Valuated PPSF:	\$280

*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:	152
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	6%
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:	0

## Building Association Information

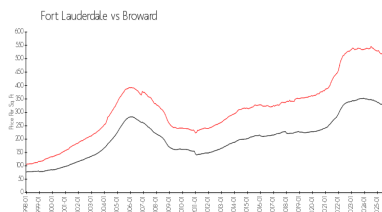
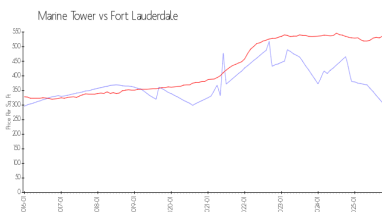
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<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5	870 sq ft	Sep 2025	\$470,000	\$540
1704	1,230 sq ft	Jul 2025	\$500,000	\$407
1906	1,896 sq ft	May 2025	\$705,000	\$372
1508	1,706 sq ft	Feb 2025	\$620,000	\$363

## Market Information



Marine Tower:	\$297/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Marine Tower	7%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Marine Tower  
Fort Lauderdale  
Broward

84 days  
100 days  
88 days