

Unit PH A1 - Paramount Fort Lauderdale Beach

PH A1 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | F10495401 |
| Status: | Active |
| Size: | 5,525 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned, Deeded |
| View: | Intracoastal, Direct Ocean, Water |
| List Price: | \$12,995,000 |
| List PPSF: | \$2,352 |
| Valuated Price: | \$9,494,000 |
| Valuated PPSF: | \$1,718 |

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: | 95 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 13% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

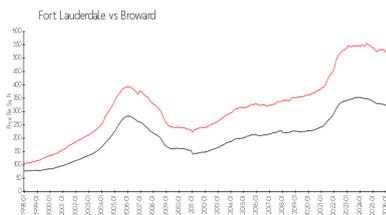
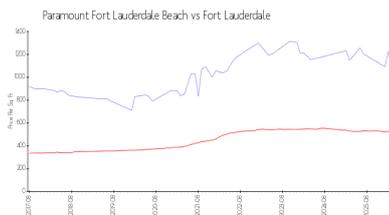
Paramount Fort Lauderdale
 Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304
 Phone: +1 954-393-0200

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1206 | 2,420 sq ft | Feb 2026 | \$2,725,000 | \$1,126 |
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| 112 | 1,536 sq ft | Jan 2026 | \$1,050,000 | \$684 |
| 1606 | 2,420 sq ft | Jan 2026 | \$3,152,500 | \$1,303 |
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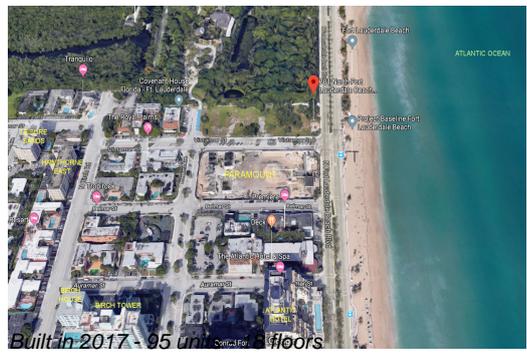
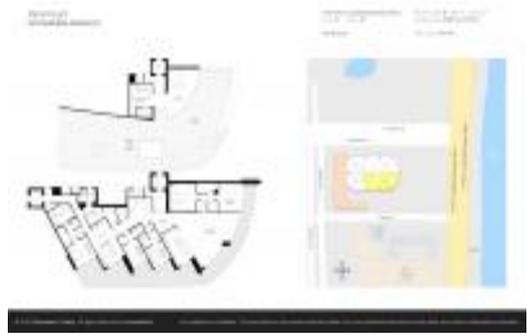
Market Information



| | | | |
|----------------------------------|----------------|------------------|---------------|
| Paramount Fort Lauderdale Beach: | \$1097/sq. ft. | Fort Lauderdale: | \$522/sq. ft. |
| Fort Lauderdale: | \$522/sq. ft. | Broward: | \$306/sq. ft. |

Inventory for Sale

| | |
|---------------------------------|-----|
| Paramount Fort Lauderdale Beach | 14% |
| Fort Lauderdale | 7% |



Broward

6%

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------|----------|
| Paramount Fort Lauderdale Beach | 105 days |
| Fort Lauderdale | 103 days |
| Broward | 89 days |