

# Unit 1408 - Atlantic

1408 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10515884  
 Status: Active  
 Size: 1,400 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$895,000  
 List PPSF: \$639  
 Valuated Price: \$1,079,000  
 Valuated PPSF: \$771

*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: 15  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

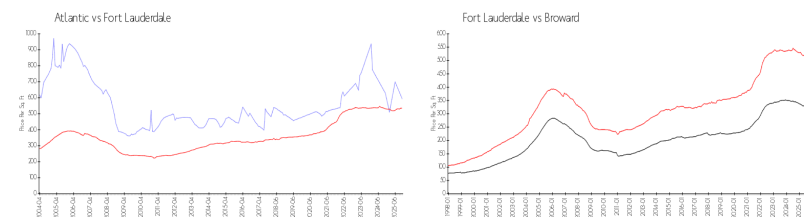
The Atlantic Condominium Association  
 (954)630-1999

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1106   | 600 sq ft   | Jun 2025     | \$475,000   | \$792 |
| 1502   | 2,450 sq ft | Feb 2025     | \$1,875,000 | \$765 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Atlantic:        | \$594/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

Atlantic: 12%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Atlantic: 93 days  
 Fort Lauderdale: 100 days  
 Broward: 88 days

