

# Unit 1606 - Paramount Fort Lauderdale Beach

1606 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | F10533408                                   |
| Status:         | Active                                      |
| Size:           | 2,420 Sq ft.                                |
| Bedrooms:       | 3   |
| Full Bathrooms: | 3   |
| Half Bathrooms: | 1   |
| Parking Spaces: | Covered Parking,Guest Parking,Valet Parking |
| View:           |   |
| List Price:     | \$3,500,000                                 |
| List PPSF:      | \$1,446                                     |
| Valuated Price: | \$2,715,000                                 |
| Valuated PPSF:  | \$1,122                                     |

*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: | 9   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

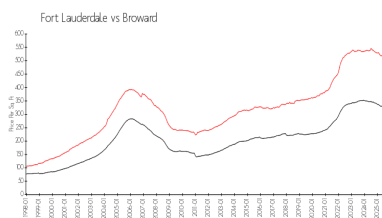
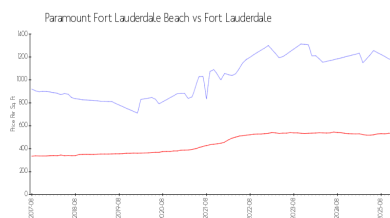
Paramount Fort Lauderdale  
Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304  
Phone: +1 954-393-0200

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1202   | 3,474 sq ft | Nov 2025     | \$4,559,000 | \$1,312 |
| 1706   | 2,420 sq ft | Aug 2025     | \$2,950,000 | \$1,219 |
| 1106   | 2,420 sq ft | Jul 2025     | \$2,650,000 | \$1,095 |
| TH4    | 2,195 sq ft | Jul 2025     | \$1,700,000 | \$774   |
| 1704   | 1,910 sq ft | Jun 2025     | \$2,300,000 | \$1,204 |
| 212    | 1,667 sq ft | Jun 2025     | \$1,450,000 | \$870   |

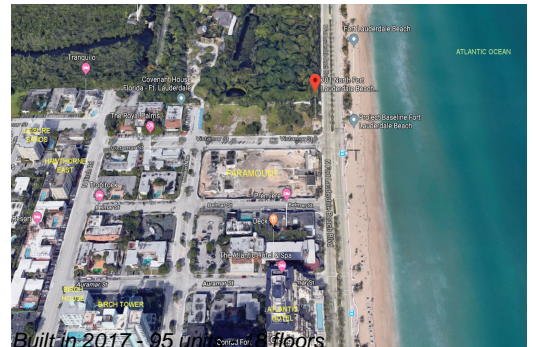
## Market Information



|                                  |                |                  |               |
|----------------------------------|----------------|------------------|---------------|
| Paramount Fort Lauderdale Beach: | \$1172/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale:                 | \$535/sq. ft.  | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                                 |     |
|---------------------------------|-----|
| Paramount Fort Lauderdale Beach | 14% |
| Fort Lauderdale                 | 4%  |
| Broward                         | 4%  |



### **Avg. Time to Close Over Last 12 Months**

|                                 |          |
|---------------------------------|----------|
| Paramount Fort Lauderdale Beach | 103 days |
| Fort Lauderdale                 | 100 days |
| Broward                         | 88 days  |