

Unit 1003 - Paramount Fort Lauderdale Beach

1003 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10536239
 Status: Active
 Size: 1,930 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Parking-Under Building,Valet Parking

View:
 List Price: \$2,200,000
 List PPSF: \$1,140
 Valuated Price: \$2,035,000
 Valuated PPSF: \$1,162

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

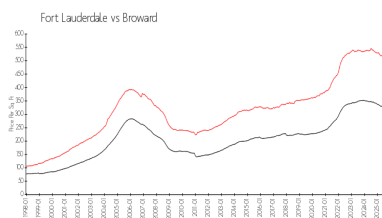
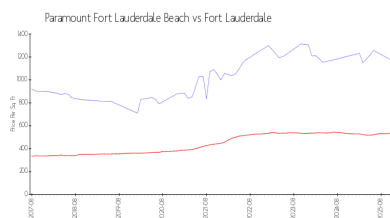
Paramount Fort Lauderdale
 Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304
 Phone: +1 954-393-0200

<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

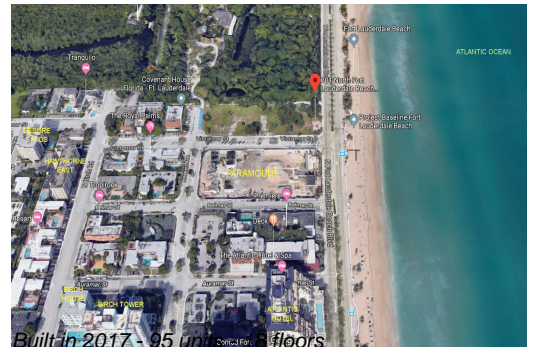


Paramount Fort Lauderdale Beach: \$1172/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

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 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	101 days
Broward	88 days