

# Unit 403 - Paramount Fort Lauderdale Beach

403 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10544941  
 Status: Active  
 Size: 1,910 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Attached, Attached  
 Garage, Garage, Guest, Valet  
 View: Ocean, Pool  
 List Price: \$2,150,000  
 List PPSF: \$1,126  
 Valuated Price: \$1,800,000  
 Valuated PPSF: \$1,028

*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

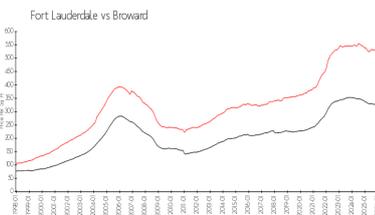
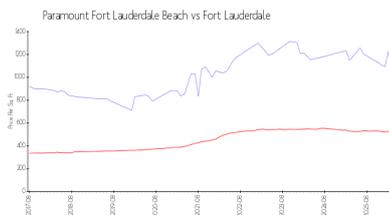
Paramount Fort Lauderdale  
 Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304  
 Phone: +1 954-393-0200

<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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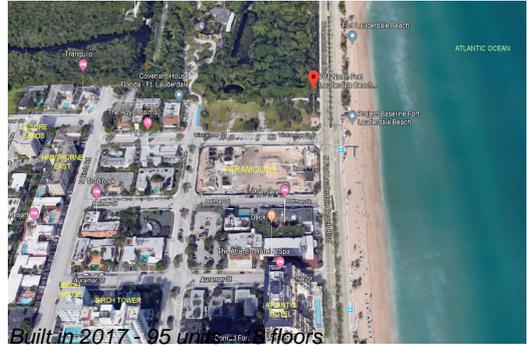
## Market Information



Paramount Fort Lauderdale Beach: \$1097/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 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