

Unit 5F - Embassy Towers I

5F - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10554617
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Guest, Under Building
 View: Ocean, Intracoastal, Water
 List Price: \$275,000
 List PPSF: \$306
 Valuated Price: \$265,000
 Valuated PPSF: \$294

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: 102
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

Building Association Information

Embassy Towers Inc
 2701 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 566-1241

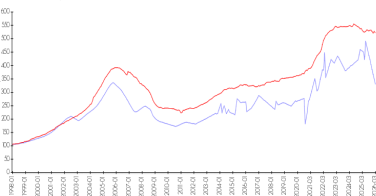
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Recent Sales

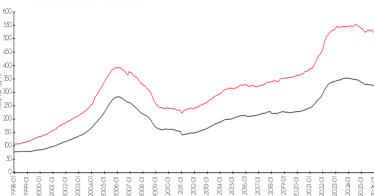
Unit #	Size	Closing Date	Sale Price	PPSF
6F	900 sq ft	Dec 2025	\$230,000	\$256
9A	1,208 sq ft	Nov 2025	\$530,000	\$439
9A	1,208 sq ft	Oct 2025	\$530,000	\$439
18A	1,200 sq ft	Oct 2025	\$660,000	\$550
17E	1,200 sq ft	Jun 2025	\$675,000	\$563

Market Information

Embassy Towers I vs Fort Lauderdale



Fort Lauderdale vs Broward

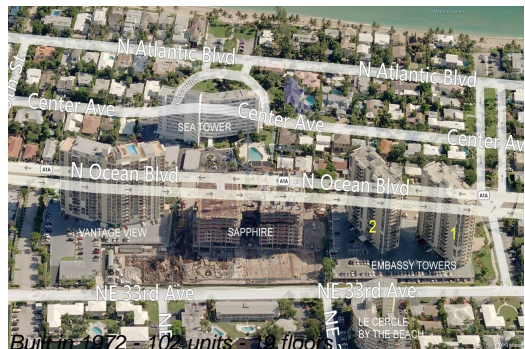


Embassy Towers I: \$331/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

Inventory for Sale

Embassy Towers I: 11%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Embassy Towers I
Fort Lauderdale
Broward

184 days
103 days
89 days