

Unit 1206 - Paramount Fort Lauderdale Beach

1206 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	RX-11118375
Status:	Active
Size:	2,420 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Garage - Attached,Garage - Building,Guest,Vehicle Restrictions
View:	City,Intracoastal,Ocean,Preserve
List Price:	\$2,800,000
List PPSF:	\$1,157
Valuated Price:	\$2,609,000
Valuated PPSF:	\$1,078

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

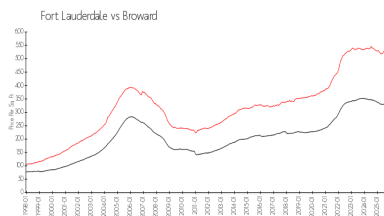
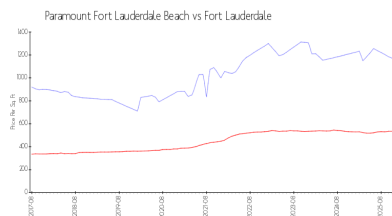
Paramount Fort Lauderdale
Address: 701 N Ft Lauderdale Beach Blvd, Fort Lauderdale, FL 33304
Phone: +1 954-393-0200

<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

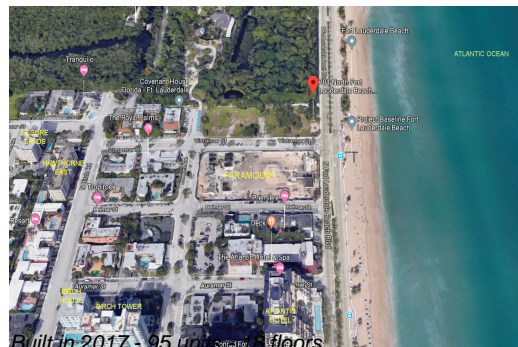
Market Information



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	101 days
Broward	88 days