

# Unit 405 - Paramount Fort Lauderdale Beach

405 - 701 N Fort Lauderdale Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11497397                                      |
| Status:         | Active   |
| Size:           | 2,419 Sq ft.                                   |
| Bedrooms:       | 3  |
| Full Bathrooms: | 3  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Guest Parking |
| View:           |  |
| List Price:     | \$2,850,000                                    |
| List PPSF:      | \$1,178  |
| Valuated Price: | \$2,615,000                                    |
| Valuated PPSF:  | \$1,081  |

*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:      | 7  |
| Building inventory for sale:             | 7% |
| Number of sales over the last 12 months: | 9  |
| Number of sales over the last 6 months:  | 5  |
| Number of sales over the last 3 months:  | 3  |

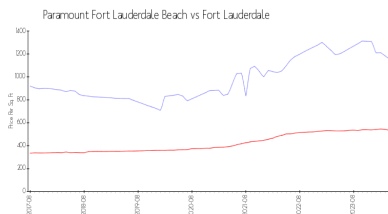
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1006   | 2,420 sq ft | May 2024     | \$2,975,000 | \$1,229 |
| 1203   | 1,751 sq ft | Apr 2024     | \$2,050,000 | \$1,171 |
| 903    | 1,910 sq ft | Feb 2024     | \$2,087,500 | \$1,093 |
| TH2    |             | Jan 2024     | \$1,650,000 |         |
| 804    | 1,750 sq ft | Dec 2023     | \$2,025,000 | \$1,157 |

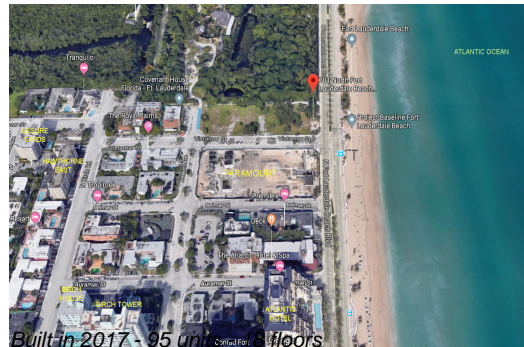
## Market Information



|                                  |                |                  |               |
|----------------------------------|----------------|------------------|---------------|
| Paramount Fort Lauderdale Beach: | \$1154/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale:                 | \$533/sq. ft.  | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                                 |    |
|---------------------------------|----|
| Paramount Fort Lauderdale Beach | 7% |
| Fort Lauderdale                 | 4% |
| Broward                         | 4% |



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

|                                 |         |
|---------------------------------|---------|
| Paramount Fort Lauderdale Beach | 94 days |
| Fort Lauderdale                 | 76 days |
| Broward                         | 67 days |