

Unit 7C - Embassy Towers II

7C - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11539309
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Deeded Parking
 View:
 List Price: \$699,000
 List PPSF: \$583
 Valuated Price: \$495,000
 Valuated PPSF: \$413

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: 8
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

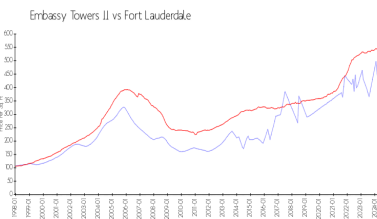
Building Association Information

Embassy Tower II Association Inc
 2715 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 564-2166

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542
4D	1,200 sq ft	Aug 2023	\$416,000	\$347
10B	1,200 sq ft	Jun 2023	\$515,000	\$429
4a	1,200 sq ft	Jun 2023	\$413,000	\$344
2F	900 sq ft	Jun 2023	\$285,000	\$317

Market Information

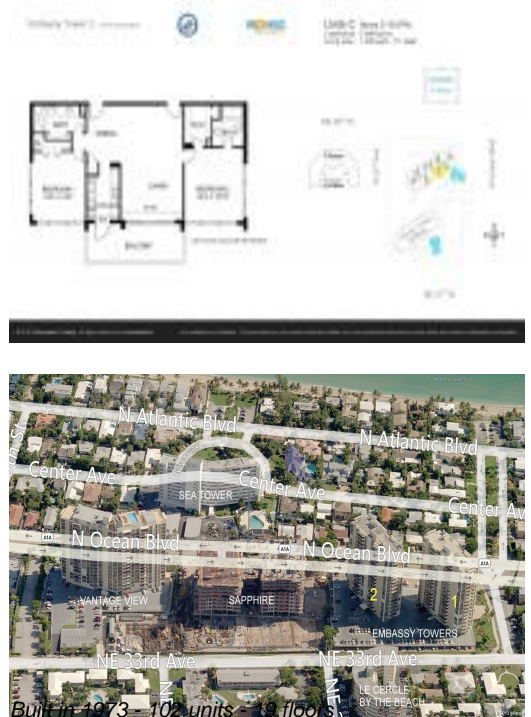


Embassy Towers II: \$404/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Embassy Towers II: 8%
 Fort Lauderdale: 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Embassy Towers II

72 days

Fort Lauderdale

76 days

Broward

67 days