

# Unit 408 - Marine Tower

408 - 2500 E Las Olas Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11552434  
 Status: Active  
 Size: 1,706 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$670,000  
 List PPSF: \$393  
 Valuated Price: \$588,000  
 Valuated PPSF: \$345

*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: 152  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

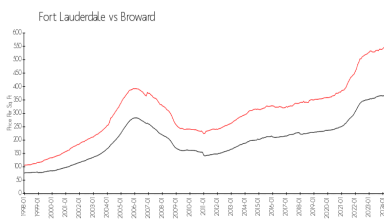
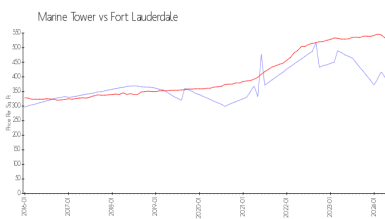
## Building Association Information

Marine Tower Condominiums Inc  
 2500 E Las Olas Blvd  
 Fort Lauderdale, Florida 33301  
 +1 954-817-9111  
 +1 954-463-0333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	1,397 sq ft	May 2024	\$925,000	\$662
1209	1,940 sq ft	Mar 2024	\$835,000	\$430
301	1,396 sq ft	Jan 2024	\$560,000	\$401
1403	1,230 sq ft	Jul 2023	\$540,000	\$439
PH5	870 sq ft	Jul 2023	\$499,000	\$574

## Market Information



Marine Tower: \$397/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Marine Tower: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Marine Tower	101 days
Fort Lauderdale	76 days
Broward	67 days