

Unit 12C - Embassy Towers II

12C - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10430254
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Intracoastal View,Ocean View
List Price:	\$639,900
List PPSF:	\$533
Valuated Price:	\$520,000
Valuated PPSF:	\$433

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

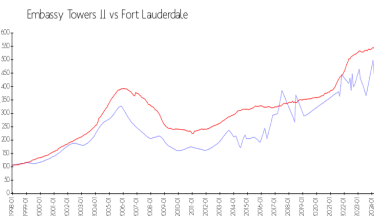
Building Association Information

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

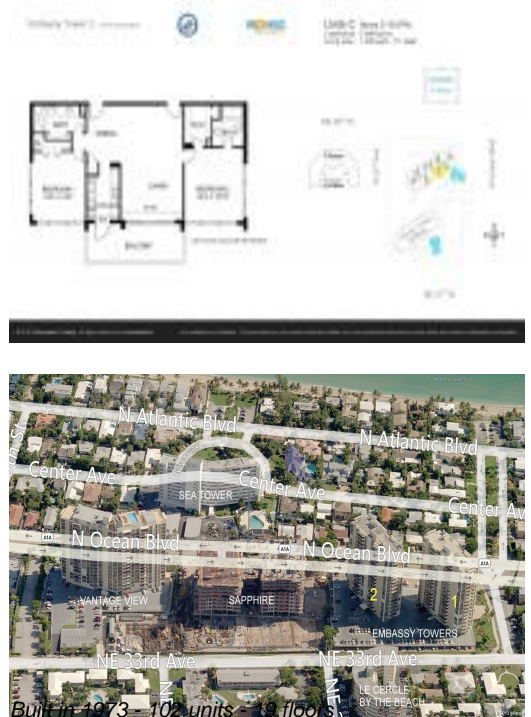


Embassy Towers II: \$404/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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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