

Unit 12B - Embassy Towers I

12B - 2701 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10432941
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View,Water View
List Price:	\$650,000
List PPSF:	\$542
Valuated Price:	\$482,000
Valuated PPSF:	\$402

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:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

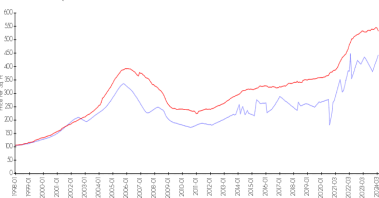
Embassy Towers Inc
 2701 N Ocean Boulevard
 Fort Lauderdale, FL 33308
 (954) 566-1241

Recent Sales

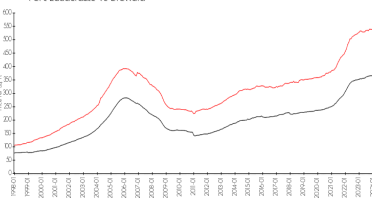
Unit #	Size	Closing Date	Sale Price	PPSF
15C	1,200 sq ft	Apr 2024	\$570,000	\$475
18a	1,200 sq ft	Apr 2024	\$646,500	\$539
14C	1,200 sq ft	Jan 2024	\$675,000	\$563
16F	900 sq ft	Nov 2023	\$340,000	\$378
9E		Sep 2023	\$600,000	

Market Information

Embassy Towers I vs Fort Lauderdale



Fort Lauderdale vs Broward



Embassy Towers I: \$444/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Embassy Towers I	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Embassy Towers I	44 days
Fort Lauderdale	76 days
Broward	67 days