

Unit 2D - Embassy Towers II

2D - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | RX-10968189 |
| Status: | Active |
| Size: | 1,200 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Covered,Open |
| View: | Ocean,Other |
| List Price: | \$548,900 |
| List PPSF: | \$457 |
| Valuated Price: | \$451,000 |
| Valuated PPSF: | \$376 |

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

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|--|-----|
| 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 |

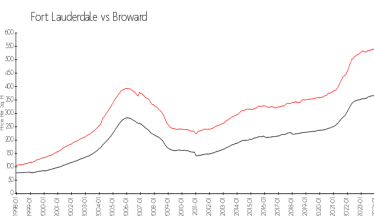
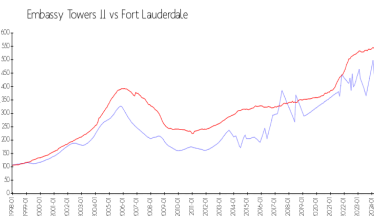
Building Association Information

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 |

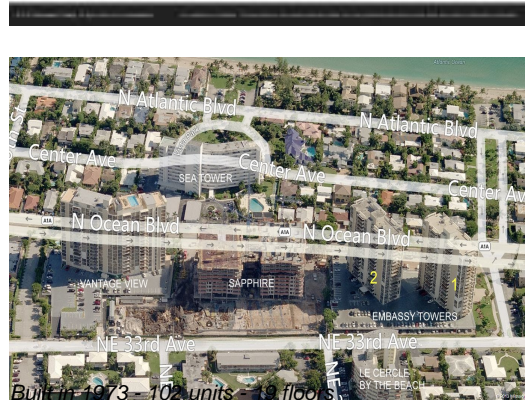
Market Information



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