

# Unit 1107 - Atlantic

1107 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10429517
Status:	Active
Size:	580 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	Direct Ocean, Pool Area View
List Price:	\$685,000
List PPSF:	\$1,181
Valuated Price:	\$490,000
Valuated PPSF:	\$845

*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:	124
Number of active listings for rent:	1
Number of active listings for sale:	16
Building inventory for sale:	12%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

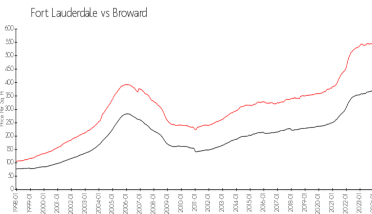
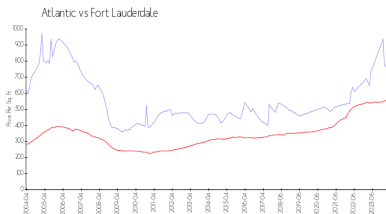
## Building Association Information

The Atlantic Condominium Association  
(954)630-1999

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
916	804 sq ft	Feb 2024	\$625,000	\$777
603	515 sq ft	Feb 2024	\$500,000	\$971
606	600 sq ft	Jan 2024	\$606,000	\$1,010
610	630 sq ft	Dec 2023	\$500,000	\$794

## Market Information



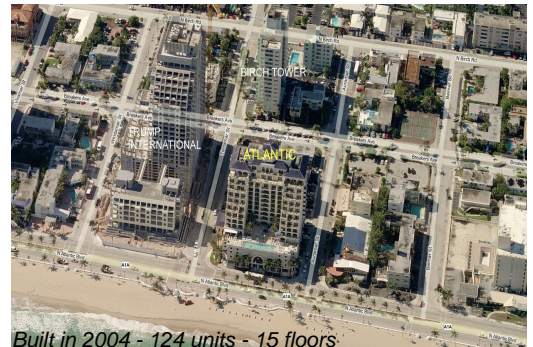
Atlantic:	\$746/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Atlantic	13%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Atlantic	59 days
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Fort Lauderdale  
Broward

78 days  
68 days