

# Unit 713 - Atlantic

713 - 601 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10433279  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Valet Parking  
 View: Intracoastal View  
 List Price: \$495,000  
 List PPSF: \$508  
 Valuated Price: \$359,000  
 Valuated PPSF: \$368

*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: 15  
 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: 1

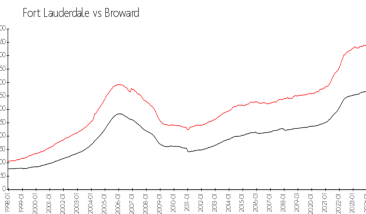
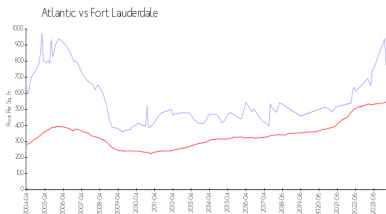
## Building Association Information

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



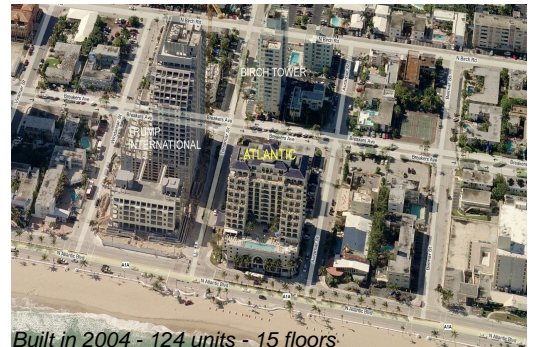
Atlantic: \$762/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Atlantic: 12%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Atlantic: 59 days



Fort Lauderdale  
Broward

76 days  
67 days