

Unit R1804 - Ocean Resort Residences (Conrad)

R1804 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11572494
 Status: Active
 Size: 445 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Covered Parking, Street Parking, Valet Parking
 View:
 List Price: \$399,000
 List PPSF: \$897
 Valuated Price: \$371,000
 Valuated PPSF: \$834

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: 290
 Number of active listings for rent: 0
 Number of active listings for sale: 40
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

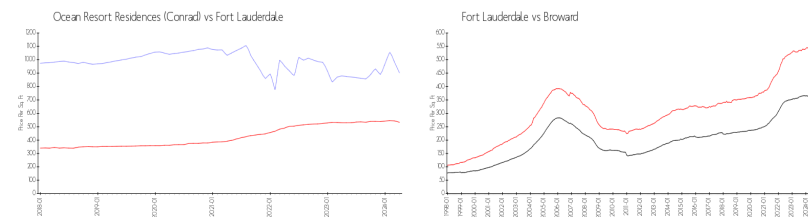
Building Association Information

The Ocean Resort Residences
 551 N Fort Lauderdale Beach Blvd,
 Fort Lauderdale, FL 33304
 Phone: +1 954-749-7200

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| R2012 | 579 sq ft | Dec 2023 | \$535,000 | \$924 |
| H1608 | 577 sq ft | Nov 2023 | \$423,500 | \$734 |
| R1801 | 641 sq ft | Nov 2023 | \$625,000 | \$975 |
| R2403 | 1,314 sq ft | Nov 2023 | \$2,799,900 | \$2,131 |
| R2202 | 1,712 sq ft | Nov 2023 | \$1,400,000 | \$818 |

Market Information



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|-----------------------------------|---------------|------------------|---------------|
| Ocean Resort Residences (Conrad): | \$902/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|----------------------------------|-----|
| Ocean Resort Residences (Conrad) | 14% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------------|----------|
| Ocean Resort Residences (Conrad) | 222 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |