

# Unit 16D - Berkley South

16D - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10397100
Status:	Active
Size:	995 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View,Water View
List Price:	\$349,000
List PPSF:	\$351
Valuated Price:	\$322,000
Valuated PPSF:	\$324

*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:	199
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

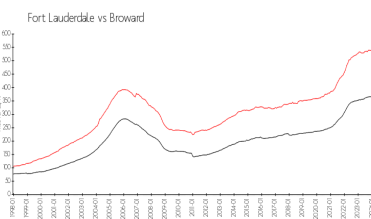
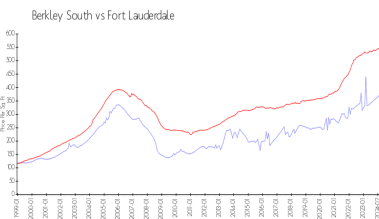
## Building Association Information

Berkley South Condo Association  
 3015 North Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 954-566-0174

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8j	1,144 sq ft	Mar 2024	\$430,000	\$376
9D	995 sq ft	Jul 2023	\$264,000	\$265
4C	620 sq ft	Jun 2023	\$230,000	\$371

## Market Information



Berkley South:	\$340/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Berkley South	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Berkley South  
Fort Lauderdale  
Broward

77 days  
76 days  
67 days