

Unit 8G - Berkley South

8G - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10429454
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$459,770
 List PPSF: \$383
 Valuated Price: \$433,000
 Valuated PPSF: \$361

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

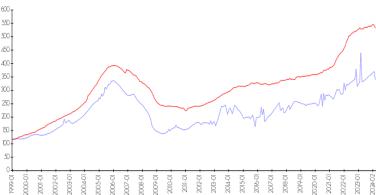
Berkley South Condo Association
 3015 North Ocean Boulevard
 Fort Lauderdale, FL 33308
 954-566-0174

Recent Sales

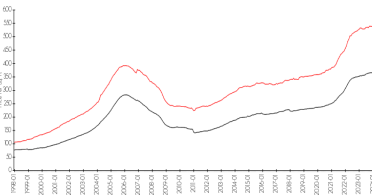
Unit #	Size	Closing Date	Sale Price	PPSF
8j	1,144 sq ft	Mar 2024	\$430,000	\$376
9D	995 sq ft	Jul 2023	\$264,000	\$265
4C	620 sq ft	Jun 2023	\$230,000	\$371

Market Information

Berkley South vs Fort Lauderdale



Fort Lauderdale vs Broward



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	77 days
Fort Lauderdale	76 days
Broward	67 days