

Unit 9C - Fountainhead

9C - 3900 N Ocean Blvd, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number: F10430726
 Status: Active
 Size: 1,936 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Ocean View, Direct Ocean
 List Price: \$829,000
 List PPSF: \$428
 Valuated Price: \$739,000
 Valuated PPSF: \$411

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: 130
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

Fountainhead association
 954-776-0732

<http://www.fountainheadbythesea.com/about-me/>

Recent Sales

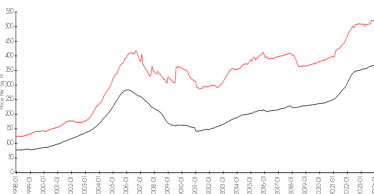
Unit #	Size	Closing Date	Sale Price	PPSF
5C	1,800 sq ft	Apr 2024	\$710,000	\$394
LE	1,840 sq ft	Mar 2024	\$625,000	\$340
7G	1,450 sq ft	Feb 2024	\$500,000	\$345
3e	1,840 sq ft	Aug 2023	\$800,000	\$435
8F	1,730 sq ft	Jul 2023	\$700,000	\$405

Market Information

Fountainhead vs Lauderdale by the Sea



Lauderdale by the Sea vs Broward



Fountainhead: \$400/sq. ft. Lauderdale by the Sea: \$520/sq. ft.
 Lauderdale by the Sea: \$520/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Fountainhead: 8%
 Lauderdale by the Sea: 3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Fountainhead	69 days
Lauderdale by the Sea	82 days
Broward	67 days