

Unit R1901 - Ocean Resort Residences (Conrad)

R1901 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10435808 |
| Status: | Active |
| Size: | 641 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View,Ocean View,Other View |
| List Price: | \$599,000 |
| List PPSF: | \$934 |
| Valuated Price: | \$540,000 |
| Valuated PPSF: | \$842 |

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

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| 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 |

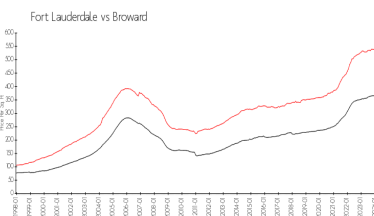
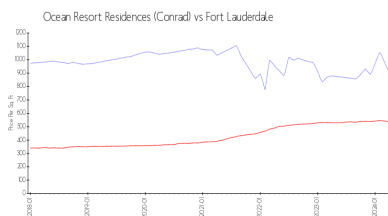
Building Association Information

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 |

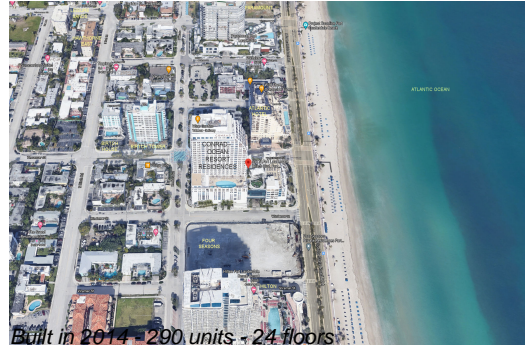
Market Information



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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 |