

Unit 726 - Fountains on Ocean Boulevard (North & South)

726 - 2401 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	RX-10917502
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Assigned, Guest, Under Building
View:	Ocean
List Price:	\$635,000
List PPSF:	\$747
Valuated Price:	\$419,000
Valuated PPSF:	\$493

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:	61
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	19%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

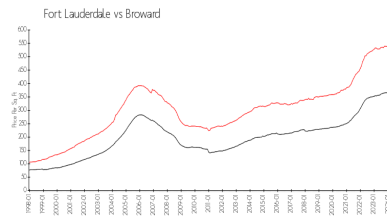
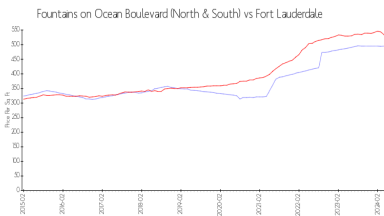
Building Association Information

The Fountains On Ocean Boulevard Condominium Ass
 2409 North Ocean Boulevard
 Fort Lauderdale, FL 33305
 Phone: (954) 537-1293

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
350	1,570 sq ft	Mar 2024	\$615,000	\$392
626	1,820 sq ft	Aug 2023	\$860,000	\$473
451	1,290 sq ft	Aug 2023	\$640,000	\$496
376	1,510 sq ft	Jul 2023	\$650,000	\$430

Market Information



Fountains on Ocean Boulevard (North & South):	\$495/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Fountains on Ocean Boulevard (North & South) 20%



Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fountains on Ocean Boulevard (North & South)	50 days
Fort Lauderdale	76 days
Broward	67 days