

# Unit 108 - Ocean Garden

108 - 2400 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	RX-10961871
Status:	Closed
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	
List Price:	\$299,999
List PPSF:	\$286
Valuated Price:	\$260,000
Valuated PPSF:	\$248

*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:	24
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

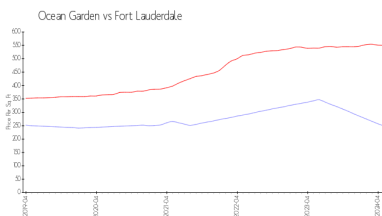
## Building Association Information

Ocean Garden Condominium Association Inc  
2400 Ne 33rd Ave  
Fort Lauderdale, FL 33305-1887

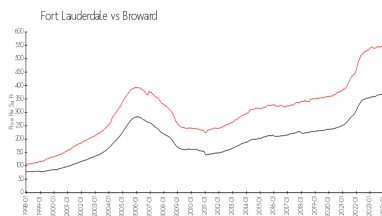
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,050 sq ft	May 2024	\$260,000	\$248
204	700 sq ft	Jun 2023	\$244,000	\$349

## Market Information



Ocean Garden: \$249/sq. ft.  
Fort Lauderdale: \$550/sq. ft.



Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Ocean Garden	0%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Ocean Garden	36 days
Fort Lauderdale	79 days



Built in 1984 - 24 units - 2 floors

Broward

68 days