Unit 108 - Ocean Garden

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

Unit Information

MLS Number:	RX-10961871
Status:	Active
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:	$285,000
Valuated PPSF:	$271

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

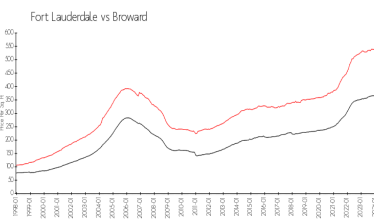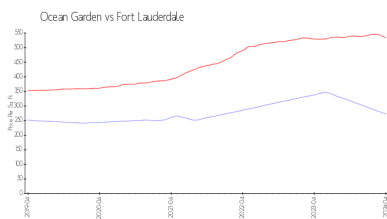|	
Number of units:	24
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	8%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

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

Built in 1984 - 24 units - 2 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	700 sq ft	Jun 2023	$244,000	$349

Market Information

Ocean Garden:	$273/sq. ft.		Fort Lauderdale:	$533/sq. ft.
Fort Lauderdale:	$533/sq. ft.		Broward:	$351/sq. ft.

Inventory for Sale

Ocean Garden	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean Garden	36 days
Fort Lauderdale	76 days
Broward	67 days