

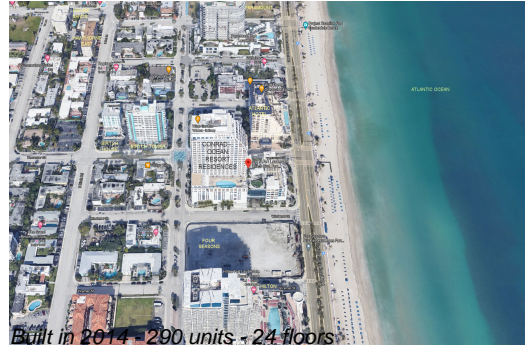
Unit R1803 - Ocean Resort Residences (Conrad)

R1803 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11572492
 Status: Active
 Size: 731 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking, Street Parking, Valet Parking
 View:
 List Price: \$599,000
 List PPSF: \$819
 Valuated Price: \$610,000
 Valuated PPSF: \$834

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: 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

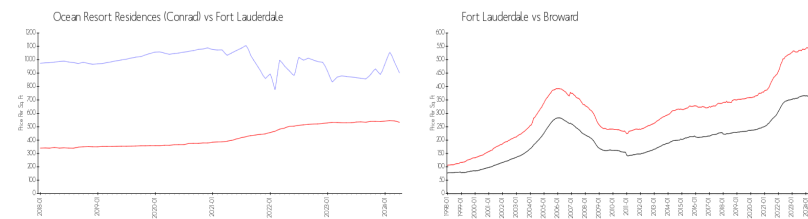
Building Association Information

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



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