

# Unit H1101 - Ocean Resort Residences (Conrad)

H1101 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11188732  |
| Status:         | Active     |
| Size:           | 641 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$604,695  |
| List PPSF:      | \$943      |
| Valuated Price: | \$507,000  |
| Valuated PPSF:  | \$791      |

*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:      | 47  |
| Building inventory for sale:             | 16% |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 0   |

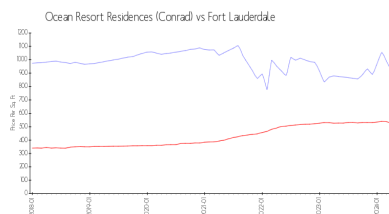
## Building Association Information

The Ocean Resort Residences  
551 N Fort Lauderdale Beach Blvd,  
Fort Lauderdale, FL 33304  
Phone: +1 954-749-7200

## Recent Sales

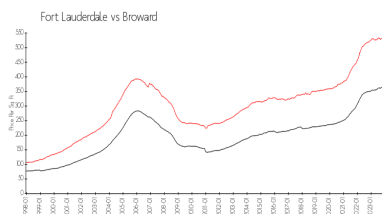
| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| R2012  | 579 sq ft   | Dec 2023     | \$535,000   | \$924   |
| H1608  | 577 sq ft   | Nov 2023     | \$423,500   | \$734   |
| R1801  | 641 sq ft   | Nov 2023     | \$625,000   | \$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): \$918/sq. ft.

Fort Lauderdale: \$528/sq. ft.



Fort Lauderdale: \$528/sq. ft.

Broward: \$348/sq. ft.

## Inventory for Sale

|                                  |     |
|----------------------------------|-----|
| Ocean Resort Residences (Conrad) | 16% |
|----------------------------------|-----|



|                 |    |
|-----------------|----|
| Fort Lauderdale | 4% |
| Broward         | 3% |

### **Avg. Time to Close Over Last 12 Months**

|                                  |          |
|----------------------------------|----------|
| Ocean Resort Residences (Conrad) | 222 days |
| Fort Lauderdale                  | 76 days  |
| Broward                          | 66 days  |