

# Unit H1510 - Ocean Resort Residences (Conrad)

H1510 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11192224
Status:	Active
Size:	579 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$497,000
List PPSF:	\$858
Valuated Price:	\$525,000
Valuated PPSF:	\$907

*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

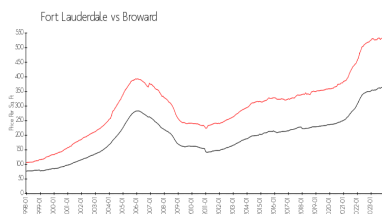
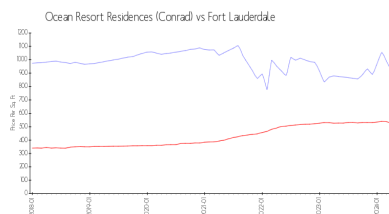
## Building Association Information

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.

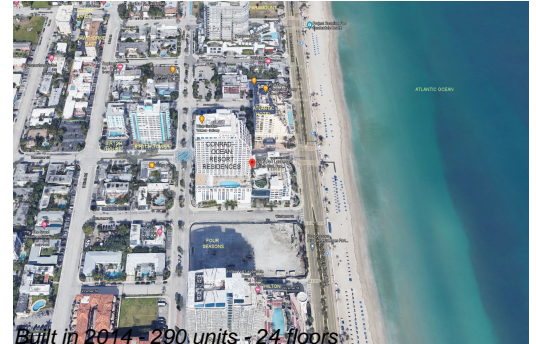
Fort Lauderdale:

\$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