

Unit H1104 - Ocean Resort Residences (Conrad)

H1104 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11261754
Status:	Active
Size:	445 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$490,000
List PPSF:	\$1,101
Valuated Price:	\$352,000
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

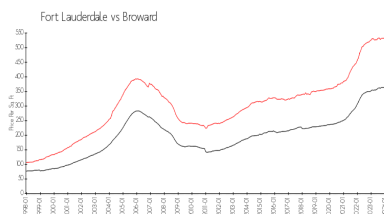
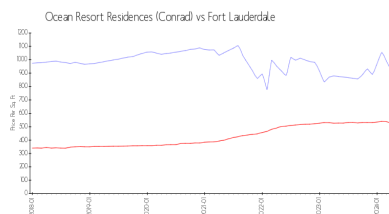
Building Association Information

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

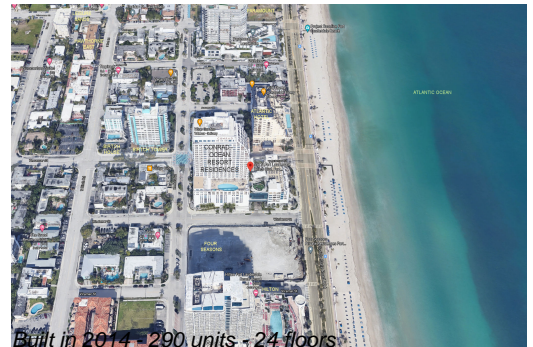
Market Information



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%
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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