

# Unit R204 - Ocean Resort Residences (Conrad)

R204 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11334767    |
| Status:         | Active       |
| Size:           | 1,061 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$1,500,000  |
| List PPSF:      | \$1,414      |
| Valuated Price: | \$1,169,000  |
| Valuated PPSF:  | \$1,102      |

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:  | 5   |
| Number of sales over the last 3 months:  | 0   |

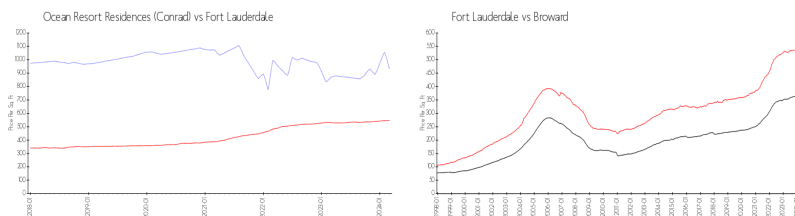
## Building Association Information

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): | \$931/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale:                  | \$547/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

Ocean Resort Residences (Conrad) 14%



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

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

|                                  |          |
|----------------------------------|----------|
| Ocean Resort Residences (Conrad) | 222 days |
| Fort Lauderdale                  | 75 days  |
| Broward                          | 66 days  |