

Unit H812 - Ocean Resort Residences (Conrad)

H812 - 551 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11535944 |
| Status: | Active |
| Size: | 579 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$630,000 |
| List PPSF: | \$1,088 |
| Valuated Price: | \$448,000 |
| Valuated PPSF: | \$774 |

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

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|--|-----|
| Number of units: | 290 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 38 |
| Building inventory for sale: | 13% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

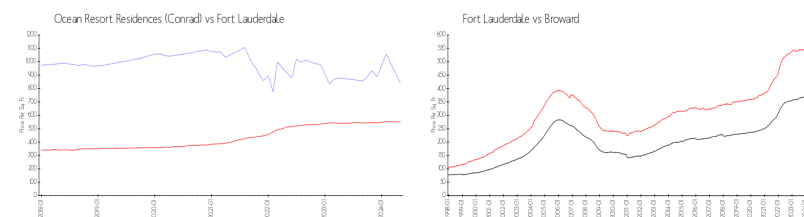
Building Association Information

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

Recent Sales

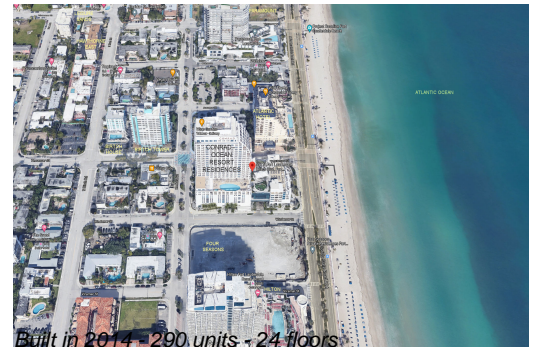
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| H1507 | 579 sq ft | May 2024 | \$480,000 | \$829 |
| R2012 | 579 sq ft | Dec 2023 | \$535,000 | \$924 |
| H1608 | 577 sq ft | Nov 2023 | \$423,500 | \$734 |
| R1801 | 641 sq ft | Nov 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): | \$840/sq. ft. | Fort Lauderdale: | \$550/sq. ft. |
| Fort Lauderdale: | \$550/sq. ft. | Broward: | \$350/sq. ft. |

Inventory for Sale



| | |
|----------------------------------|-----|
| Ocean Resort Residences (Conrad) | 13% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------------|----------|
| Ocean Resort Residences (Conrad) | 203 days |
| Fort Lauderdale | 79 days |
| Broward | 68 days |